30% CONCEPTUAL PLAN

VAN DORN & BEAUREGARD BIKE FACILITY & SHARED USE PATH

ALEXANDRIA, VIRGINIA

PROJECT NUMBERS
STATE PROJECT # - U000-100-814
FEDERAL JOB # - P101 FEDERAL #CMAQ-5B01(105)
UPC# - 105563
RFQU # - 912
CCL# - 21266.001.00

PREPARED BY:

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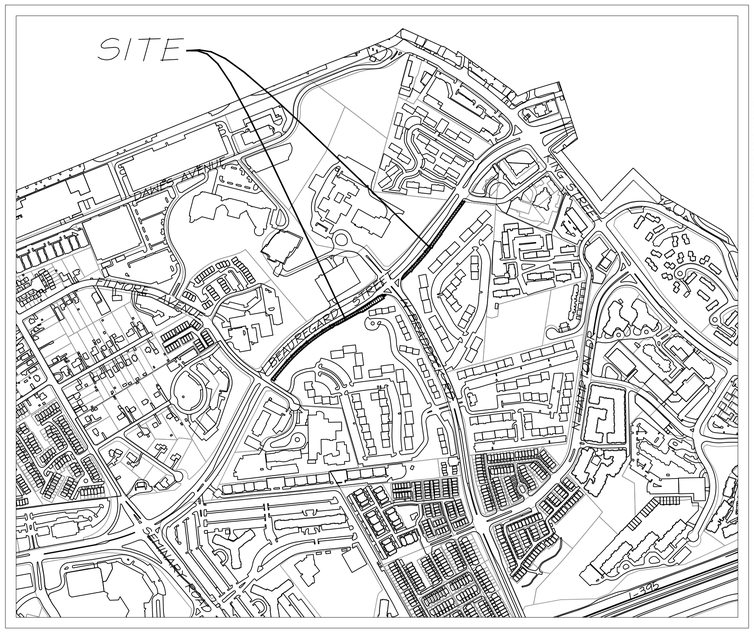
NARRATIVE DESCRIPTION OF THE PROJECT

THIS PROJECT CONSISTS OF APPROXIMATELY 2,000 LINEAR FEET OF A 10' WIDE SHARED USE PATH ALONG THE SOUTH SIDE OF NORTH BEAUREGARD STREET BETWEEN FILLMORE AVENUE AND BERKELEY STREET. THIS TRAIL IS DESIGNED TO BE LEVEL 1 PERMEABLE PAVEMENT AND WILL REQUIRE TWO RETAINING WALLS TO ACCOMMODATE THE EXPANDED WIDTH OF THE SHARED USE PATH.

NOTES:

1. THIS SITE IS LOCATED IN A RESOURCE PROTECTION AREA (RPA). A FIELD INVESTIGATION TO LOCATE THE EXTENTS OF THE RPA IS CURRENTLY IN PROGRESS AND THE PLAN WILL BE UPDATED WITH THE RESULTS OF THAT INVESTIGATION WITH THE NEXT SUBMISSION. THE RPA LINE IDENTIFIED ON THIS PLAN IS PROVIDED FROM GIS INFORMATION AND IS AN APPROXIMATE LOCATION.
2. THIS PROJECT CONTAINS STEEP SLOPES ALONG THE SOUTH SIDE OF THE PROJECT LIMITS.
3. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO AREAS ON-SITE CONTAINING CONTAMINATED SOILS OR CONTAMINATED GROUNDWATER.
4. IN ACCORDANCE WITH THE CITY OF ALEXANDRIA'S MARINE CLAY AREAS MAP DATED NOVEMBER 1976, THERE ARE NO AREAS OF MARINE CLAY LOCATED IN THE VICINITY OF THIS SITE.
5. THIS PROJECT IS NOT LOCATED WITHIN A COMBINED SEWER AREA.



LOCATION MAP
SCALE 1"= 500'

SHEET INDEX

PROFESSIONAL SEAL AND SIGNATURE

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
10/21/2020
PROFESSIONAL ENGINEER

DATE	REVISION
10-21-21	30% SUBMISSION

OWNER/APPLICANT
CITY OF ALEXANDRIA
301 KING STREET
ALEXANDRIA, VA 22314
(703) 746-4045

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GEOTECHNICAL ENGINEER
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CITY STANDARD GENERAL NOTES

1. THE SUBJECT SITE IS LOCATED IN CITY OF ALEXANDRIA RIGHT-OF-WAY.
2. OWNER: CITY OF ALEXANDRIA
3. APPLICANT: CITY OF ALEXANDRIA, DEPARTMENT OF PROJECT IMPLEMENTATION
4. THE TOPOGRAPHIC SURVEY SHOWN WAS RECEIVED FROM THE CITY OF ALEXANDRIA AND THE FIELD WORK WAS COMPLETED BETWEEN 4/4/20 TO 6/5/20. THE VERTICAL DATUM IS NAVD 88 (1' CONTOURS) AND THE HORIZONTAL DATUM IS NAD 83.
5. THE SITE CONTAINS SASSAFRAS-MARUMSCO COMPLEX AND URBAN LAND - KINGSTOWNE COMPLEX PER THE USDA SOIL SURVEY. A GEOTECHNICAL REPORT WILL BE PROVIDED WITH SUBSEQUENT SUBMISSIONS.
6. THE SITE IS LOCATED IN THE FOUR MILE RUN (WEST) WATERSHED.
7. CONSTRUCTION PERMITS ARE REQUIRED FOR THIS PROJECT.
8. ALL NEW CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA AND TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS, AS APPLICABLE.
9. BUILDING HEIGHT SHALL NOT EXCEED THE ALLOWABLE LIMIT BY THE CITY OF ALEXANDRIA ZONING ORDINANCE OR AS APPROVED BY THE PLANNING COMMISSION AND THE CITY OF ALEXANDRIA COUNCIL.
10. PRIOR TO COMMENCING NEW WORK, THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING ADJACENT AREAS. IF CITY'S EXISTING PUBLIC INFRASTRUCTURE, INCLUDING BUT NOT LIMITED, TO STREETS, ALLEYWAYS, DRIVEWAY APRONS, SANITARY AND STORM SEWERS, STREET LIGHTING, TRAFFIC AND PEDESTRIAN SIGNALS, SIDEWALKS, CURB AND GUTTER, AND STORM WATER DROP INLET STRUCTURES ARE DAMAGED BY THE CONTRACTOR OR BY ACTIVITIES RELATING TO THE SITE CONSTRUCTION THEN THE APPLICANT SHALL REPAIR THE SAME TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES). A PRE-CONSTRUCTION WALK/SURVEY OF THE SITE SHALL OCCUR WITH CONSTRUCTION AND INSPECTION STAFF TO DOCUMENT EXISTING CONDITIONS PRIOR TO ANY LAND DISTURBING ACTIVITY.
11. ALL IMPROVEMENTS TO THE CITY'S RIGHT-OF-WAY SUCH AS CURB, GUTTER, SIDEWALK, AND DRIVEWAY APRONS, ETC., ARE DESIGNED PER THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS.
12. ALL STREET CUT AND PATCH WORK LOCATED IN PUBLIC RIGHT-OF-WAYS AND/OR PRIVATE PROPERTY, REQUIRED FOR ANY UTILITY INSTALLATION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS AND TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES) AND/OR PROPERTY OWNER.
13. ALL REQUIRED STATE AND FEDERAL PERMITS, WHICH COULD INCLUDE PERMITS FROM THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION (VDCR), VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (VDEQ), VIRGINIA DEPARTMENT OF HISTORIC RESOURCES (VDHR), UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (USEPA), ARMY CORPS OF ENGINEERS AND VIRGINIA MARINE RESOURCES, MUST BE IN PLACE FOR ALL CONSTRUCTION AND MITIGATION WORK PRIOR TO RELEASE OF THE GRADING PLAN. THIS INCLUDES THE STATE REQUIREMENT FOR A VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) GENERAL PERMIT FOR DISCHARGES OF STORMWATER FROM CONSTRUCTION ACTIVITIES FOR LAND DISTURBING ACTIVITIES GREATER THAN 2,500. INFORMATION REGARDING THE VSMP GENERAL PERMIT CAN BE FOUND ONLINE AT: http://www.dcr.virgina.gov/soil_and_water/vsmp.shtml.
14. PERMITS FROM THE CITY OF ALEXANDRIA OFFICE OF ENVIRONMENTAL QUALITY (OEQ) AND TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES) SHALL BE OBTAINED BY THE APPLICANT, AS REQUIRED AND DOCUMENTED HEREIN. THE CONTRACTOR CAN CONTACT ALEXANDRIA FIRE AND CODE ADMINISTRATION DEPARTMENT AT (703) 838-4644 OR (703)-746-4200 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.
15. ANY WORK IN THE PUBLIC RIGHT OF WAY SHALL REQUIRE A SEPARATE PERMIT FROM THE DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES. THE CONTRACTOR CAN CONTACT THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES AT (703) 746-4035 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.
23. TO THE BEST KNOWLEDGE OF THE ENGINEER, THERE ARE NO GRAVES OR BURIAL SITES FOUND ON THIS PROPERTY.
24. THE CONTRACTOR MUST ENSURE THAT POSITIVE DRAINAGE OCCURS ON SITE TO PREVENT PONDING OR DRAINAGE PROBLEMS ON ADJACENT PROPERTIES.
25. IN THE EVENT THE PROPOSED SITE GRADING ADVERSELY IMPACTS AND/OR CREATES A NUISANCE ON PUBLIC RIGHT OF WAY OR PRIVATE PROPERTIES THEN THE APPLICANT SHALL BE RESPONSIBLE TO PROVIDE ADDITIONAL IMPROVEMENTS TO SITE GRADING TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES.
26. THE EXISTING SIDEWALKS SHALL REMAIN OPEN DURING CONSTRUCTION OR PEDESTRIAN ACCESS SHALL BE MAINTAINED TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES THROUGHOUT THE CONSTRUCTION OF THE PROJECT.
27. CONTRACTOR SHALL NOT CAUSE OR PERMIT VEHICLES TO IDLE FOR MORE THAN 10 MINUTES WHEN PARKED.
28. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
29. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL CONTROL MEASURES AS NECESSARY TO PREVENT EROSION AND SEDIMENTATION, AS DETERMINED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, CITY OF ALEXANDRIA.
30. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH ALEXANDRIA NOISE CONTROL CODE TITLE II, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN THE FOLLOWING HOURS:
    MONDAY THROUGH FRIDAY FROM 7:00 AM - 6:00 PM
    SATURDAYS FROM 9:00 AM TO 6:00 PM
    NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS

SITE ASSESSMENT:

1. THERE ARE NO TIDAL WETLANDS, SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE. THERE ARE NO WETLANDS PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. THIS PROJECT IS LOCATED IN A RPA AND HAS STEEP SLOPES.
2. THIS PROJECT IS NOT LOCATED WITHIN A 100-YR FLOOD PLAIN.
3. THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, DIVISION OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, AND SOIL CONTAMINATION AND RELEASES TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE AND CITY REGULATIONS.
4. IF REQUIRED, ALL WELLS TO BE DEMOLISHED ON THIS PROJECT, INCLUDING MONITORING WELLS, MUST BE CLOSED IN ACCORDANCE WITH STATE WELL REGULATION. CONTACT THE ALEXANDRIA HEALTH DEPARTMENT AT 703-746-4996.

MISS UTILITY NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF, DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE LOCATIONS SHOWN ON THE PLANS, HE/SHE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND PROPERTY OWNERS AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE.
2. THE DEPTHS AND LOCATIONS OF ANY UNDERGROUND ELECTRIC, WATER, TELEPHONE, GAS MAINS OR OTHER UTILITIES THAT CANNOT BE FIELD SURVEYED, CALL MISS UTILITY (1-800-257-7777) 48 HOURS PRIOR TO EXCAVATING TO LOCATE THE UNDERGROUND UTILITIES.

ARCHAEOLOGY NOTES:

1. THE FINAL SITE PLAN, GRADING PLAN, OR ANY OTHER PERMITS INVOLVING GROUND-DISTURBING ACTIVITIES (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUNDING UTILITIES, PILE DRIVING, LANDSCAPING AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE) SHALL NOT BE RELEASED UNTIL THE CITY ARCHAEOLOGIST CONFIRMS THAT ALL ARCHAEOLOGICAL FIELD WORK HAS BEEN COMPLETED OR THAT AN APPROVED RESOURCE MANAGEMENT PLAN IS IN PLACE TO RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT (703) 746-4399.
2. CALL ALEXANDRIA ARCHAEOLOGY (703-746-4399) TWO WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT AN INSPECTION OR MONITORING SCHEDULE FOR THE CITY ARCHAEOLOGISTS CAN BE ARRANGED.
3. THE APPLICANT / DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
4. THE APPLICANT / DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

RODENT ABATEMENT NOTE:

1. PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT, A RODENT ABATEMENT PLAN SHALL BE SUBMITTED TO THE CITY OF ALEXANDRIA DEPARTMENT OF CODE ADMINISTRATION THAT WILL OUTLINE STEPS WHAT STEPS HAVE AND WILL BE TAKEN TO PREVENT THE SPREAD OF RODENTS FROM THE CONSTRUCTION SITE TO THE SURROUNDING COMMUNITY AND SEWERS. THE CONTRACTOR CAN CONTACT ALEXANDRIA DEPARTMENT OF CODE ADMINISTRATION AT (703) 746-4200 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION. PLEASE BE ADVISED ONCE ANY DEMOLITION HAS BEEN COMPLETED ANY ABOVE GRADE BAIT BOXES MUST BE RELOCATED TO WITHIN 50 FEET OF A STRUCTURE IN KEEPING EPA REGULATIONS. IF THIS IS NOT POSSIBLE, THEY SHALL BE REMOVED AND REGULAR INSPECTIONS OF THE SITE CONDUCTED BY A VIRGINIA LICENSED PEST EXTERMINATOR TO ENSURE THE SITE REMAINS RODENT FREE.

MOSQUITO CONTROL NOTES:

1. SINCE STORM WATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICE (BMP) SYSTEMS THAT HOLD WATER FOR MORE THAN 5 DAYS BETWEEN THE MONTHS OF MAY AND OCTOBER HAVE THE POTENTIAL TO CAUSE MOSQUITO BREEDING HABITATS; THEREFORE, SUCH BMPS SHALL BE TREATED WITH A REGISTERED MOSQUITO LARVAL CONTROL PRODUCT. ALL LABELS SHOULD BE FOLLOWED FOR APPLICATION RATES AND AMOUNTS.
2. SINCE EXCESSIVE VEGETATION IN EXISTING BMPS ALSO INCREASES THE POTENTIAL FOR MOSQUITO PROBLEMS; THEREFORE VEGETATION SHALL BE CONTROLLED AND CUT TO REDUCE MOSQUITO BREEDING.
3. CONTACT THE CITY OF ALEXANDRIA ENVIRONMENTAL HEALTH VECTOR BORNE ILLNESS PROGRAM (703-838-4910) FOR QUESTIONS OR TREATMENT ASSISTANCE.

UTILITY NOTES:

1. SANITARY AND STORM SEWERS ARE MAINTAINED BY THE CITY OF ALEXANDRIA.
2. WATER LINES ARE MAINTAINED BY VIRGINIA AMERICAN WATER (VAW). ALL EXISTING WATER LINES ARE SHOWN WITH AN ASSUMED DEPTH OF COVER OF 3.5' PER VAW REQUIREMENTS, HOWEVER, TEST PITS WILL BE REQUIRED IN ORDER TO DETERMINE THE ACTUAL DEPTH.
3. GAS LINES ARE OWNED AND MAINTAINED BY WASHINGTON GAS.
4. ELECTRIC LINES ARE OWNED AND MAINTAINED BY DOMINION VIRGINIA POWER.
5. CABLE LINES ARE OWNED AND MAINTAINED BY COMCAST.
6. TELEPHONE LINES ARE OWNED AND MAINTAINED BY VERIZON.
7. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME. ALL EXCAVATED MATERIAL TO BE REPLACED INTO THE TRENCH SHALL BE STOCKPILED ON THE HIGH SIDE OF THE TRENCH. IF ANY TRENCH WORK WILL REMAIN OPEN AFTER THE END OF THE WORKDAY ALL NEEDED EROSION AND SEDIMENT CONTROLS SHALL BE EMPLOYED. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY TO PREVENT EROSION AND SEDIMENTATION AND AS DETERMINED BY THE CITY OF ALEXANDRIA.

CONSTRUCTION NOTES:

1. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY ACTION AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUATION OF SERVICE.
2. THE CONTRACTOR SHALL DIG TEST PITS AS REQUIRED FOLLOWING NOTIFICATION AND MARKING OF ALL EXISTING UTILITIES TO VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES. TEST HOLES TO BE PERFORMED AT LEAST 30 DAYS PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE OWNER AND ENGINEER. REDESIGN AND APPROVAL BY REVIEWING AGENCIES SHALL BE OBTAINED, IF REQUIRED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
4. THE CONTRACTOR SHALL VISIT THE SITE AND SHALL VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
5. THE CONTRACTOR SHALL CLEAN THE SITE OF ALL TREES, BUILDINGS, FOUNDATIONS, ETC. WITHIN THE LIMITS OF CONSTRUCTION UNLESS OTHERWISE SPECIFIED, AND SHALL BE RESPONSIBLE FOR ENSURING THAT EXISTING UTILITIES ARE DISCONNECTED.
6. THE DEVELOPER SHALL PROVIDE OVER-LOT GRADING TO PROVIDE POSITIVE DRAINAGE AND PRECLUDE PONDING OF WATER.
7. ALL AREAS, ON OR OFF-SITE, WHICH ARE DISTURBED BY THIS CONSTRUCTION AND WHICH ARE NOT PAVED OR BUILT UPON, SHALL BE ADEQUATELY STABILIZED TO CONTROL EROSION AND SEDIMENTATION. THE MINIMUM ACCEPTABLE STABILIZATION SHALL CONSIST OF PERMANENT GRASS, SEED MIXTURE TO BE RECOMMENDED BY THE CITY AGENT. ALL SLOPES 3:1 AND GREATER SHALL BE SODDED AND PEGGED OF OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY OF ALEXANDRIA.
8. EXISTING SEPTIC FIELDS, IF APPLICABLE, SHALL BE ABANDONED IN ACCORDANCE WITH VIRGINIA HEALTH DEPARTMENT STANDARDS AND SPECIFICATIONS.
9. ALL ABOVE GROUND UTILITIES SERVING THE SITE SHALL BE RELOCATED AS REQUIRED BY THE OWNING UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL ARRANGEMENTS AND COORDINATING ALL WORK REQUIRED FOR THE NECESSARY RELOCATIONS.
10. PRIOR TO BEGINNING OF CONSTRUCTION, CONTRACTOR SHALL VERIFY FROM THE ARCHITECTURAL DRAWINGS ALL DIMENSIONS, DETAILS AND TREATMENTS FOR THE PROPOSED BUILDINGS, WALKWAYS AND OTHER PROPOSED CONSTRUCTION WHERE INDICATED ON THE PLANS.
11. THE CONTRACTOR IS TO VERIFY INVERT, SIZE AND LOCATION OF BUILDING UTILITY CONNECTIONS WITH THE MECHANICAL PLANS PRIOR TO PLACEMENT OF UNDERGROUND UTILITIES.
12. EXISTING BUILDINGS, FENCES AND OTHER EXISTING PHYSICAL FEATURES ARE TO BE REMOVED AS REQUIRED BY THE CONTRACTOR.
13. EXISTING CONSTRUCTION SHALL BE REMOVED TO NEAREST JOINT. NEW CONSTRUCTION SHALL BE PROVIDED AS SHOWN AND ANY DAMAGED AREA SHALL BE REPAIRED TO MATCH CONDITIONS EXISTING PRIOR TO CONSTRUCTION OR TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES.
14. ALL PRIVATE BUILDING CONNECTIONS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
15. TOPS OF EXISTING STRUCTURES WHICH REMAIN IN USE ARE TO BE ADJUSTED IN ACCORDANCE WITH THE GRADING PLAN. ALL PROPOSED STRUCTURE TOP ELEVATIONS ARE TO BE VERIFIED BY THE CONTRACTOR WITH THE SITE GRADING PLANS. IN CASE OF CONFLICT, THE GRADING PLAN SHALL SUPERSEDE PROFILE ELEVATIONS. MINOR ADJUSTMENTS TO MEET FINISHED GRADE ELEVATIONS, IF REQUIRED, SHALL BE MADE IN THE FIELD WITH APPROVAL OF SITE INSPECTOR OF THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.
16. THE DESIGN, CONSTRUCTION, FIELD PRACTICES AND METHODS SHALL CONFORM TO THE REQUIREMENTS SET FORTH BY THE CITY OF ALEXANDRIA ZONING ORDINANCE AND DESIGN AND CONSTRUCTION STANDARDS MANUAL. FAILURE TO COMPLY WITH THE CODE, APPLICABLE MANUALS, AND PROVISIONS OF THE CONSTRUCTION AND ESCROW AGREEMENTS OR PERMITS SHALL BE DEEMED A VIOLATION.
17. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER/DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITIES WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE CITY OF ALEXANDRIA.
18. CONSTRUCTION STAKEOUT SHALL BE UNDER THE DIRECT SUPERVISION OF A LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA.
19. THE CONTRACTOR IS REFERRED TO STRUCTURAL, GEOTECHNICAL, MECHANICAL AND ARCHITECTURAL PLANS FOR FOUNDATION TREATMENT INCLUDING, BUT NOT LIMITED TO, SHEETING AND SHORING FOR BUILDING EXCAVATION, WATERPROOFING FOR FILL AGAINST BUILDINGS, LOCATION OF MECHANICAL EQUIPMENT, AND CONNECTIONS AT THE FACES OF BUILDINGS.
20. SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF THE EXISTING ROAD TO THE PROPOSED ENTRANCE AND/OR CURB & GUTTER TO PRECLUDE THE FORMING OF FALSE GUTTER AND/OR PONDING OF WATER ON THE ROADWAY.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING A SMOOTH TRANSITION TO EXISTING CURB AND SIDEWALKS, IF APPLICABLE.
22. THE CALIFORNIA BEARING RATIO (CBR) VALUES OF IN-SITU MATERIALS SHALL BE DETERMINED BY FIELD AND/OR LABORATORY TESTS FOR ACTUAL DETERMINATION OF REQUIRED THICKNESSES OF SURFACE, BASE, SUB-BASE, AND SUB GRADE MATERIALS. THE CONTRACTOR WILL REVISE THE PAVEMENT DESIGN BASED ON THE FIELD DETERMINED CBR. THE PAVEMENT SECTION SHALL BE DESIGNED BY A GEOTECHNICAL /LICENSED PROFESSIONAL ENGINEER TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES FOR ALL PAVEMENTS INCLUDING EMERGENCY VEHICLE EASEMENT (EVE) TO SUPPORT H-20 LOADING. IN THE CASE OF PAVEMENT PATCHES, PAVEMENT SECTION MUST MEET OR EXCEED EXISTING SECTION.
23. THE THICKNESSES OF SUB-BASE, BASE, AND WEARING COURSE SHALL BE DESIGNED USING "CALIFORNIA METHOD" AS SET FORTH ON PAGE 3-76 OF THE SECOND EDITION OF A BOOK ENTITLED, "DATA BOOK FOR CIVIL ENGINEERS, VOLUME ONE, DESIGN" WRITTEN BY ELWYN E. SEELYE. AN ALTERNATE PAVEMENT SECTION DESIGNED TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES FOR ALL PAVEMENTS INCLUDING EMERGENCY VEHICLE EASEMENT (EVE) TO SUPPORT H-20 LOADING BASED ON CBR AND VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) METHOD (VASWANI METHOD) AND STANDARD MATERIAL SPECIFICATIONS SHALL BE ACCEPTABLE.
24. EMERGENCY VEHICLE EASEMENTS (EVE) AND AMERICAN WITH DISABILITY (ADA) ACCESSIBLE PARKING SPACES MUST BE DELINEATED WITH PAVEMENT MARKINGS PER THE CITY OF ALEXANDRIA STANDARD SIGNAGE AND AMERICAN WITH DISABILITIES (ADA) REQUIREMENTS.
25. ALL STRIPING SHALL MEET THE REQUIREMENTS OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS (LATEST EDITION) AND SHALL BE THERMOPLASTIC UNLESS OTHERWISE SPECIFIED.
26. ALL EARTHWORK OPERATIONS ARE TO BE PERFORMED UNDER THE FULL TIME, ON-SITE SUPERVISION OF A REGISTERED GEOTECHNICAL ENGINEER WITH GEOTECHNICAL TESTING IN ACCORDANCE WITH CONSTRUCTION SPECIFICATIONS AND GEOTECHNICAL REPORT REQUIREMENTS.
27. THE CONTRACTORS SHALL NOT CAUSE OR PERMIT VEHICLES TO IDLE FOR MORE THAN 10 MINUTES WHEN PARKED.
28. UNLESS OTHERWISE APPROVED THE CONTRACTOR SHALL PROVIDE THERMOPLASTIC LADDER STYLE/STANDARD PEDESTRIAN CROSS WALKS AT ALL CROSSINGS AT THE PROPOSED DEVELOPMENT, WHICH MUST BE DESIGNED TO THE SATISFACTION OF THE DIRECTOR,TRANSPORTATION AND ENVIRONMENTAL SERVICES. THE DESIGN OF LADDER STYLE OR STANDARD PEDESTRIAN CROSS WALK SHALL BE EVALUATED ON A CASE BY CASE BASIS AND SHALL COMPLY WITH THE REQUIREMENTS OF POLICY MANUAL SECTION 30.18, PEDESTRIAN CROSSWALKS, JULY 13, 2006. A COPY OF THE POLICY MANUAL CAN BE OBTAINED FROM YON LAMBERT, BICYCLE AND PEDESTRIAN COORDINATOR/TRANSPORTATION PLANNER, TELEPHONE (703) 746-4081.
29. THE APPLICANT SHALL WORK WITH THE CITY FOR RECYCLING AND/OR REUSE OF THE EXISTING BUILDING MATERIALS AS PART OF THE DEMOLITION PROCESS, INCLUDING LEFTOVER, UNUSED, AND/OR DISCARDED BUILDING MATERIAL.
30. APPLICANT/CONTRACTOR SHALL IMPLEMENT A WASTE AND REFUSE CONTROL PROGRAM DURING THE CONSTRUCTION PHASE OF THIS DEVELOPMENT. THIS PROGRAM SHALL CONTROL WASTES SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER OR TRASH, TRASH GENERATED BY CONSTRUCTION WORKER OR MOBILE FOOD VENDOR BUSINESSES SERVING THEM, AND ALL SANITARY WASTE AT THE CONSTRUCTION SITE AND PREVENT OFFSITE MIGRATION THAT MAY CAUSE ADVERSE IMPACTS TO NEIGHBORING PROPERTIES OR TO THE ENVIRONMENT TO THE SATISFACTION OF DIRECTORS OF T&ES AND CODE ADMINISTRATION. ALL WASTES SHALL BE PROPERLY DISPOSED OFFSITE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS.

ABBREVIATIONS

&	AND
∠	ANGLE
@	AT
℄	CENTER LINE
∅	DIAMETER
Δ	DELTA
⅊	PROPERTY LINE
W/	WITH
A	
AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
AC	ACRE
AC-FT	ACRE-FEET
AD	AREA DRAIN
ADJ	ADJACENT
AGGR	AGGREGATE
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
ARCH	ARCHITECTURAL
ASPH	ASPHALT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AVG	AVERAGE
AWWA	AMERICAN WATER WORKS ASSOCIATION
B	
BF	BASEMENT FLOOR
BLDG	BUILDING
BM	BENCHMARK
BOC	BACK OF CURB
BOV	BLOW OF VALVE
BSMT	BASEMENT
BW	BOTTOM OF WALL
C	
C/O	CLEAN OUT
C	RUNOFF COEFFICIENT
C&G	CURB AND GUTTER
CB	CATCH BASIN
CBR	CALIFORNIA BEARING RATIO
C-C	CENTER TO CENTER
CF	CUBIC FOOT
CFS	CUBIC FEET PER SECOND
CIP	CAST-IN-PLACE
CIR	CIRCLE
CJ	CONTROL JOINT
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
CONT	CONTINUOUS OR CONTINUE
CONC	CONCRETE
CONST	CONSTRUCTION
CONTR	CONTRACTOR
CORR	CORRUGATED
CY	CUBIC YARD
D	
D	DEPTH
DA	DRAINAGE AREA
DEMO	DEMOLITION
DEPT	DEPARTMENT
DI	DROP INLET / DUCTILE IRON
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DIST	DISTANCE
DOM	DOMESTIC
DN	DOWN
DS	DOWN SPOUT
DTL	DETAIL
DWG	DRAWING
E	
E/W	EACH WAY
EA	EACH
EC	EROSION CONTROL
EG	EDGE OF GRAVEL
EGL	ENERGY GRADE LINE
ELEC	ELECTRIC
ELEV	ELEVATION
ENGR	ENGINEER
EOC	EDGE OF CONCRETE
EOP	EDGE OF PAVEMENT
ES	END SECTION
ESMT	EASEMENT
EQ	EQUAL
EW	END WALL
EX	EXISTING
EXP	EXPANSION
F	
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
FM	FORCE MAIN
FDN	FOUNDATION
FO	FIBER OPTIC
FOC	FACE OF CURB
FP	FLOOD PLAIN
FT	FEET/FOOT
G	
G	GAS
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GFA	GROSS FLOOR AREA
GIS	GEOGRAPHICAL INFOORMATION SYSTEM
GM	GAS METER
GPM	GALLONS PER MINUTE
GR	GUARD RAIL
GV	GAS VALVE
GW	GUY WIRE
H	
HC	HANDICAP COMPLIANT
HB	HORIZONTAL BEND
HDPE	HIGH DENSITY POLY ETHYLENE
HGL	HYDRAULIC GRADE LINE
HORZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HR	HANDRAIL
HT	HEIGHT
HW	HEADWATER
I	
I	RAINFALL INTENSITY
ID	INSIDE DIAMETER
IN	INCH
INV	INVERT
IP	IRON PIPE
IPF	IRON PIPE FOUND
IPS	IRON PIPE SET
J	
JB	JUNCTION BOX
JT	JOINT
K	
Ke	CULVERT ENTRANCE LOSS COEFFICIENT
L	
L	LENGTH
LAT	LATERAL
LL	LOWER LEVEL
LP	LOW POINT
LT	LEFT
M	
M.E.	MATCH EXISTING
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MON	MONUMENT
MPH	MILE PER HOUR
MSL	MEAN SEA LEVEL
MW	MONITORING WELL
N	
N/A	NOT APPLICABLE
NFA	NET FLOOR AREA
NO.	NUMBER
NOM.	NOMINAL
O	
OC	ON CENTER
OD	OUTSIDE DIAMETER
O/H	OVERHEAD
OHC	OVERHEAD CABLE
OHE	OVERHEAD ELECTRIC
OHT	OVERHEAD TELEPHONE
P	
P	PERIMETER
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PERF	PERFORATED
PI	POINT OF INTERSECTION
PIP	POURED IN PLACE
PPF	PINCHED PIPE FOUND
PRC	POINT OF REVERSE CURVATURE
PROP	PROPOSED
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
Q	
Q	FLOW RATE
QTY	QUANTITY
R	
R	RISER
RAD	RADIUS
R/W	RIGHT OF WAY
RCN	RUNOFF CURVE NUMBER
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REINF	REINFORCED/REINFORCING
REQD	REQUIRED
REV	REVISION
RPA	RESOURCE PROTECTION AREA
RR	RAILROAD
RT	RIGHT
RTE	ROUTE
S	
SAN	SANITARY
SCH	SCHEDULE
SDF	SPILLWAY DESIGN FLOOD
SEC	SECTION
SEW	SEWER
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SS	SANITARY SEWER
STA	STATION
STD	STANDARD
STM	STORM
SVC	SERVICE
S/W	SIDEWALK
SWM	STORM WATER MANAGEMENT
T	
T	TREAD
TBR	TO BE REMOVED
TBRL	TO BE RELOCATED
TELE	TELEPHONE
TEMP	TEMPORARY
TH	TEST HOLE
THR	THROAT
TOB	TOP OF BANK
TOC	TOP OF CURB
TP	TEST PIT
TS	TOP OF STAIRS
TW	TOP OF WALL
TYP	TYPICAL
U	
UD	UNDERDRAIN
UG	UNDERGROUND
UGC	UNDERGROUND CABLE
UGE	UNDERGROUND ELECTRIC
UGT	UNDERGROUND TELEPHONE
UNO	UNLESS NOTED OTHERWISE
UP	UTILITY POLE
USGS	UNITED STATES GEOLOGICAL SURVEY
V	
VB	VERTICAL BEND
VC	VERTICAL CURVE
VDOT	VIRGINIA DEPARTMENT OF TRANSPORTATION
VEL	VELOCITY
VERT	VERTICAL
VIF	VERIFY IN FIELD
VSMP	VIRGINIA STORMWATER MANAGEMENT PROGRAM
VOL	VOLUME
W	
W	WIDE/WIDTH
WL	WATER LINE
WM	WATER METER
WV	WATER VALVE
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
X	
XING	CROSSING
Y	
YD	YARD
YI	YARD INLET
YR	YEAR
Z	
Z	SIDE SLOPES
ZO	ZONING ORDINANCE

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COMMONWEALTH OF VIRGINIA
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10/21/2021
PROFESSIONAL ENGINEER

VAN DORN & BEAUREGARD BIKE FACILITY & SHARED USE PATH

CONCEPT PLAN - 30%

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
	10/21/2021	30% SUBMISSION

PROJECT No.: 21266.001.00
DRAWING No.: 111028
DATE: 10/01/21
SCALE: NONE
DESIGN: EG
DRAWN: JS
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SHEET TITLE:

GENERAL NOTES

SHEET No.

C100

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DEMOLITION NOTES:

1. A SEPARATE PERMIT IS REQUIRED FOR DEMOLITION; HOWEVER, NO DEMOLITION SHALL BEGIN UNTIL ALL EROSION AND SEDIMENT AND TREE PROTECTION CONTROLS ARE IN PLACE AND ARE APPROVED BY AN EROSION AND SEDIMENT CONTROL INSPECTOR OF THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.
2. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE MOST CURRENT APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS, INCLUDING BUT NOT LIMITED TO, ENVIRONMENTAL PROTECTION AGENCY (EPA), OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), VIRGINIA OCCUPATIONAL AND SAFETY HEALTH COMPLIANCE PROGRAM (VOSH ENFORCEMENT), VIRGINIA OVERHEAD HIGH VOLTAGE LINE SAFETY ACT, NATIONAL EMISSIONS STANDARDS FOR HAZARDOUS AIR POLLUTANTS (NESHAPS), AND NATIONAL INSTITUTE OF OCCUPATIONAL SAFETY AND HEALTH (NIOSH).
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK WITH REPRESENTATIVE UTILITY COMPANIES AND FOR THE IMPLEMENTATION OF REQUIRED UTILITY-RELATED WORK.
4. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY HAZARDOUS MATERIALS DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL DOCUMENT SAME TO THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
5. DISCONNECTION OF SERVICES AND SYSTEMS SUPPLYING UTILITIES TO BE ABANDONED OR DEMOLISHED SHALL BE COMPLETED PRIOR TO OTHER SITE DEMOLITION IN FULL COMPLIANCE WITH APPLICABLE CODES, REGULATIONS AND THE REQUIREMENTS OF UTILITY PURVEYORS HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE UTILITY PURVEYORS, PAYMENT OF ASSOCIATED FEES AND PROCUREMENT OF ALL NECESSARY PERMITS.
6. PRIOR TO REMOVAL OF MATERIALS OVER EXISTING UTILITY SYSTEMS, THE CONTRACTOR SHALL DOCUMENT EXISTING CONDITIONS AND, IF AT VARIANCE WITH CONDITIONS AS REPRESENTED ON THE PLANS, NOTIFY THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTIONS AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
7. THE CONTRACTOR SHALL BACKFILL EXCAVATED AREAS WITH APPROVED MATERIALS/CLEAN FILL AS PER THE REQUIREMENTS OF VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
8. THE CONTRACTOR SHALL PROTECT AND PREVENT DAMAGE TO EXISTING ON-SITE UTILITY DISTRIBUTION FACILITIES THAT ARE TO REMAIN. ACTIVE UTILITY DISTRIBUTION FACILITIES ENCOUNTERED DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES SHALL BE SHUT OFF AT THE SERVICE MAIN WITH THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
9. DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY EXISTING UTILITIES AND/OR UTILITY SYSTEM STRUCTURES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL DOCUMENT THE SAME AND FORWARD THE INFORMATION TO THE RESIDENT ENGINEER/OWNER'S REPRESENTATIVE, AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
10. THE CONTRACTOR OR APPLICANT SHALL WORK WITH THE CITY STAFF TO REUSE THE EXISTING, LEFTOVER, UNUSED AND/OR DISCARDED BUILDING MATERIALS AS PART OF THE DEMOLITION PROCESS OR THE CONSTRUCTION DEBRIS MUST BE REMOVED TO AN APPROVED LANDFILL WITH ADEQUATE FREQUENCY IN ACCORDANCE WITH THE VIRGINIA STATE LITTER CONTROL ACT.

UTILITY WORKS NOTES:

UNDERGROND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS DESCRIBED IN SECTION 4VAC50-30-40 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH) AND ADDITIONAL APPLICABLE PRACTICES FOLLOWED BY THE CITY OF ALEXANDRIA:

A. ALL PRIVATE UTILITIES SHALL BE LOCATED OUTSIDE OF THE PUBLIC RIGHT OF WAY AND PUBLIC UTILITY EASEMENTS UNLESS THE UTILITY OWNERS HAVE FRANCHISE AGREEMENT WITH THE CITY OF ALEXANDRIA; HOWEVER, NO ELECTRIC TRANSFORMERS AND SWITCH GEARS/CONTROL BOXES SHALL BE PLACED IN THE PUBLIC RIGHT OF WAY.

B. ALL THE EXISTING AND PROPOSED PUBLIC AND PRIVATE UTILITIES AND EASEMENTS SHALL BE SHOWN AND A DESCRIPTIVE NARRATION OF VARIOUS UTILITIES SHALL BE PROVIDED ON THE PLAN.

C. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN UTILITY SERVICES AT ALL TIMES DURING CONNECTION AND/OR CONSTRUCTION.

D. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.

E. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.

F. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.

G. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ACCORDANCE WITH THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS TO MINIMIZE EROSION AND PROMOTE STABILIZATION.

H. SHOULD UTILITY CONSTRUCTION BE PERFORMED AFTER COMPLETING EARTHWORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACHIEVING 98 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1551) COMPACTION IN ALL TRENCH BACKFILL.

I. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE VIRGINIA REGULATIONS 4VAC50-30 EROSION AND SEDIMENT CONTROL REGULATIONS, VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH).

J. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.

K. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL CONTROL MEASURES AS NECESSARY TO PREVENT EROSION AND SEDIMENTATION, AS DETERMINED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, CITY OF ALEXANDRIA.

L. A REMEDIATION PLAN SHALL BE SUBMITTED DETAILING HOW CONTAMINATED SOILS AND/OR GROUNDWATER WILL BE DEALT WITH, INCLUDING PLANS TO REMEDIATE UTILITY CORRIDORS.

M. UTILITY CORRIDORS IN CONTAMINATED SOIL SHALL BE OVER EXCAVATED BY 2 FEET AND BACKFILLED WITH CLEAN SOIL.

N. GRADING CAN BE PERFORMED ON INSTALLATION OF UTILITIES.

O. ALL NEW INSTALLATIONS AND/OR REINSTALLATION OF UTILITIES SUCH AS ELECTRICAL LINES, GAS PIPES, COMMUNICATION CABLES INCLUDING WATER AND SEWER LATERALS BOTH ON PRIVATE PROPERTY AND IN THE PUBLIC RIGHT OF WAY IN THE CITY OF ALEXANDRIA SHALL BE PROVIDED WITH 3" AND 6" WIDE MIL OVERALL THICKNESS DETECTABLE UNDERGROUND WARNING TAPES (DUWT). THE 3" DUWT SHALL BE INSTALLED AT DEPTHS OF 12" TO 18" AND 6" WIDE AT A DEPTH OF 24" SO AS TO MAKE UNDERGROUND INSTALLATIONS EASY TO FIND USING A NON-FERROUS LOCATOR. THE DUWT SHALL BE WITH ALUMINUM BACKING OR SOLID ALUMINUM CORE LAMINATED WITH A PROTECTIVE CLEAR FILM ON BOTH SIDES, SEALING AND PROTECTING THE GRAPHICS FROM UNDERGROUND MOISTURE, ACIDS, ALKALIS, AND OTHER SOIL SUBSTANCES. ALL DUWT TAPES SHALL BE PRINTED IN BLACK INK ON AMERICAN PUBLIC WORKS ASSOCIATION (APWA) APPROVED COLORS TO MEET OR EXCEED INDUSTRY STANDARDS. THE FOLLOWING ARE THE APWA COLOR CODES:

RED	CAUTION BURIED ELECTRIC POWER LINES, CABLES, CONDUITS, AND LIGHTING CABLES
YELLOW	CAUTION GAS, OIL, STEAM, PETROLEUM, OR GASEOUS MATERIALS
ORANGE	CAUTION COMMUNICATIONS, ALARM OR SIGNAL LINES, CABLES OR CONDUITS
BLUE	CAUTION POTABLE WATER
PURPLE	CAUTION RECLAIMED WATER, IRRIGATION AND SLURRY LINES
GREEN	CAUTION SEWER, DRAIN LINES AND FORCE MAIN

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C101

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LIGHTING | STREET POLE

02

Purpose

The street pole light shall be used to illuminate portions of the park system, including streets, park roads and trails.

General Information

Light fixtures shall be installed as a street or park road light in areas not guided by historic light fixture requirements or small area plan requirements.

Lighting in Public Open Space zoned properties requires a Special Use Permit.

The standard light fixture is Hadco, Inc., R53, or City approved equal.

Materials and Finish

The globe/post top shall be Type V, clear stabilized acrylic with a Victorian style roof.

The pole and fixture shall be finished with a black UV-resistant catalyzed urethane coating.

Lights shall be mounted on fiberglass, fluted and tapered decorative poles for post top lights.

Light poles/fixtures/luminaires shall be 14 feet total height from finished grade and installed with an anchor base.

The ornamental base cover shall be designed to cover the anchor bolts in one or two pieces, be vandal resistant and finished to match the post.

Lamps shall be LED.

Features

Light fixtures that require separate ballast boxes are not permitted.

Post tops shall include full top reflectors and may include a house side shield if warranted by the pole location.

Color temperature shall be between 3,000K and 4,000K.

Installation

Light poles shall be located so as not to be in conflict with tree vegetation or plantings.

Lights shall be located a minimum of 3 feet clear from the edge of all shared-use paths or pedestrian walkways.

Top of light pole foundations shall be flush to finished grade. Top of footing shall be sloped to shed water.

Connections installed beneath paving shall be sleeved. Install ground fault protection at each pole.

Installation work shall be performed in conformity with USBC.

Lights shall be installed on a GFCI circuit.

Lights shall have photocell and time clock activation.

Life Cycle Expectations

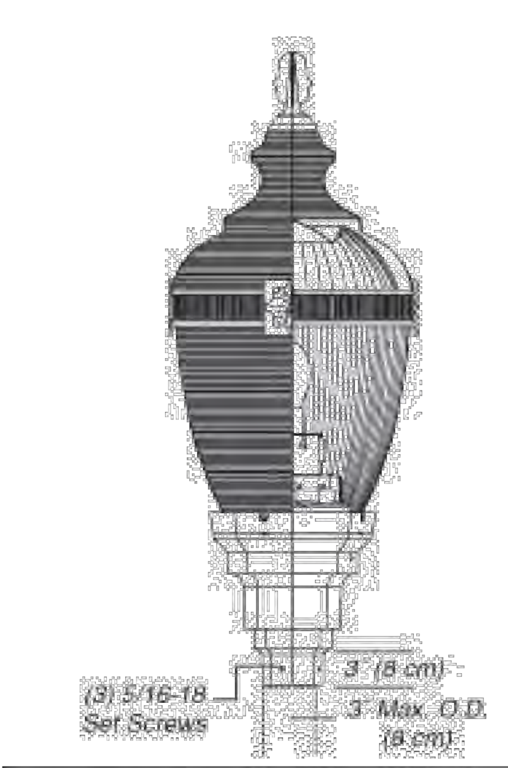
A 5 year minimum warranty is required on street pole light fixtures.

A 3 year minimum warranty is required on poles.

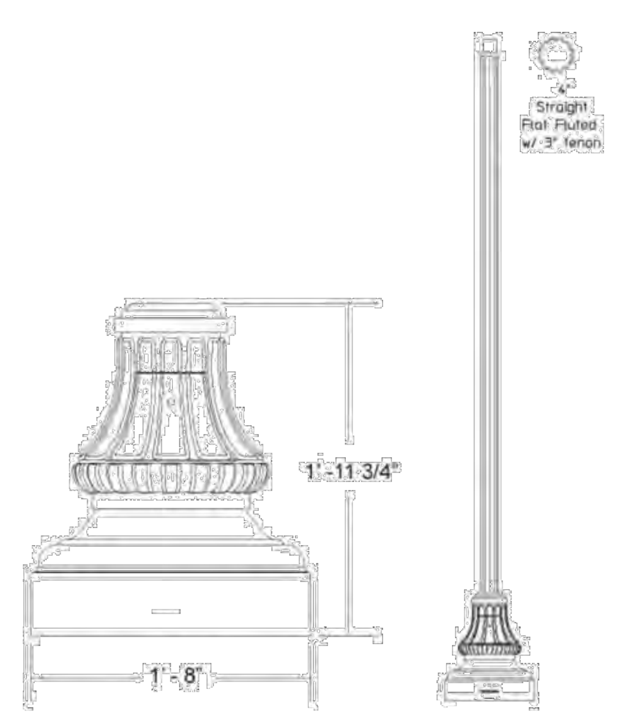
Lights are anticipated to require replacement after 20 years of normal and ordinary use.

Fiberglass fluted base

LIGHTING | STREET POLE



Street light fixture

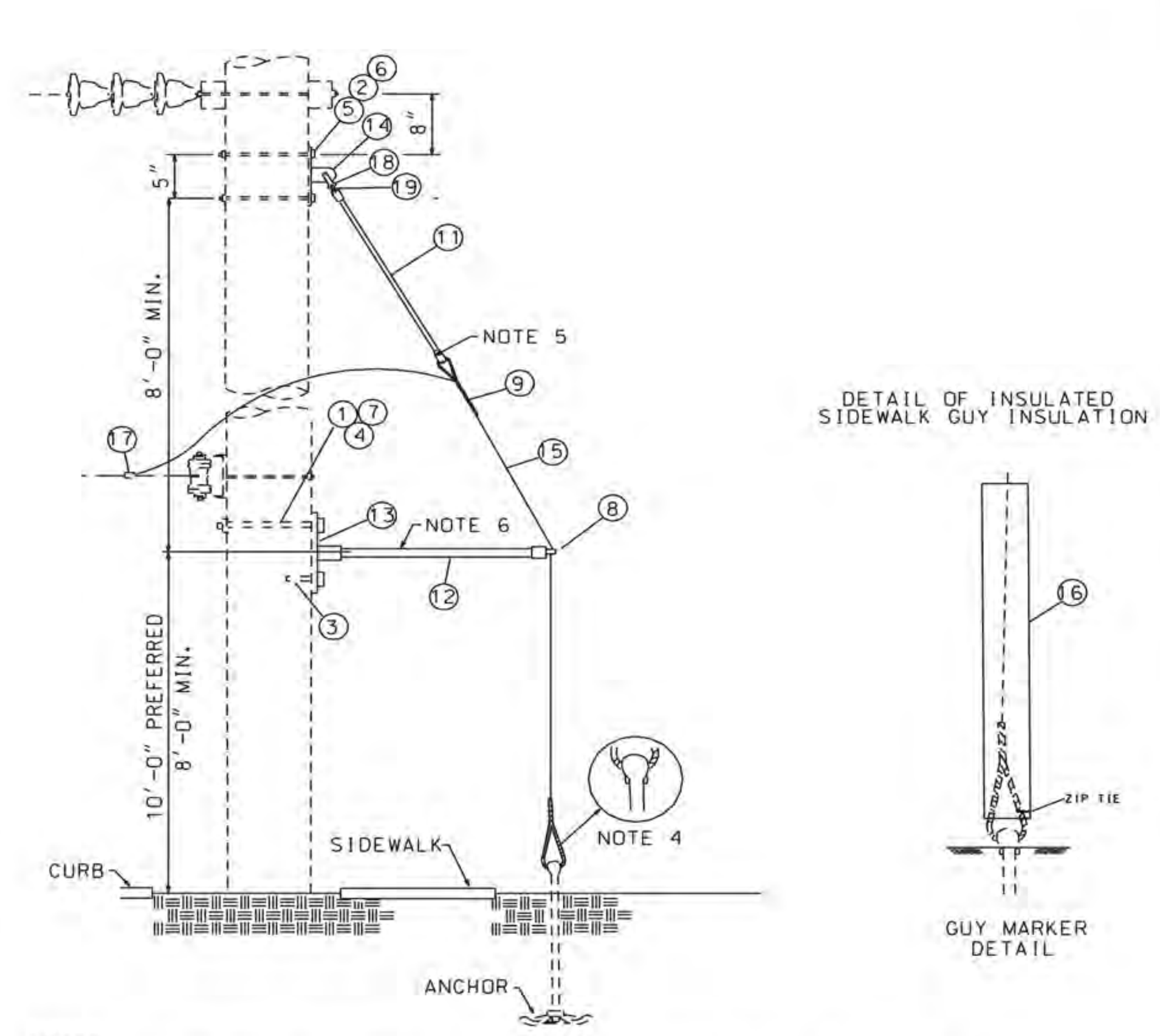


Virginia Dominion Power - Fiberglass fluted street pole

Image Footnotes
(1) http://www.hadco.com

GUYS AND ANCHORS

SIDEWALK GUY INSULATED — GAD030



NOTES:
1. SEE "GROUNDING" SECTION FOR METHODS OF BONDING AND GROUNDING GUYS.
2. GUY MARKER REQUIRED FOR ALL SIDEWALK GUYS. ISSUE AS SEPARATE ASSEMBLY.
3. SEE "POLES" SECTION FOR CORRECT CLASS OF POLE TO USE WITH THIS GUYING ARRANGEMENT.
4. BONDING CLAMP BOLT SHOULD BE INSTALLED WITH NUT TO THE UNDERSIDE OF THE ANCHOR ROD. DO NOT CUT BOLT. COMPLICATES REMOVAL. (PART OF ANCHOR ASSEMBLY)
5. GUY WIRE AND BREAKER SHOULD BE TWISTED IN EYE SOCKET TO RELIEVE STRESS BEFORE TIGHTENING.
6. PREFERRED LENGTH OF PIPE IS 10 FT.
7. USE ALUMOWELD GUY GRIPS WITH ALUMOWELD GUY WIRE AND GALVANIZED GUY GRIPS WITH GALVANIZED GUY WIRE.
8. IN CONTAMINATED AREAS. WHEN USING "U" BOLT. USE SERVICE SLEEVE TO CONTROL LOOSE END OF GUY.

DRAWN BY	EISENRAUCH	APPROVED	BMA	REVISED	TRC	DATE	02-09-15	DRAWING FILE NAME: GAD302.DGN

Electric Distribution
Overhead Construction Manual
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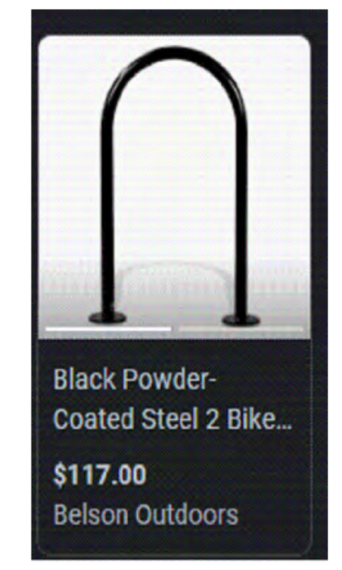


BIKE RACK

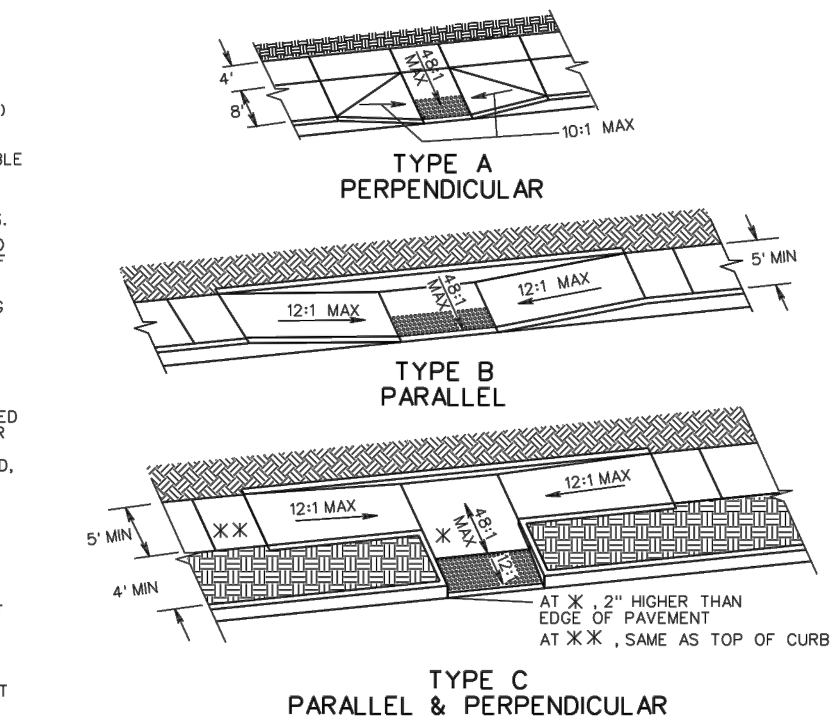
BENCH

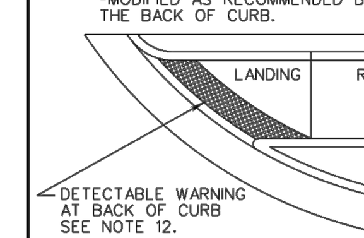
FIXIT STATION

RETAINING WALL NOTES:
1. RETAINING WALL HEIGHTS RANGE FROM 0.5' TO 4.5'.
2. FOR RETAINING WALL HEIGHTS LESS THAN OR EQUAL TO 3', SEGMENTAL BLOCK / GRAVITY WALL WITH NO GEOGRID CAN BE USED (PROVIDED THAT THERE ARE NO SURCHARGE LOADS)
3. FOR WALL HEIGHTS GREATER THAN 3', GEOGRID WILL BE REQUIRED AND THE LENGTH OF THE GEOGRID WILL BE EQUIVALENT TO THE HEIGHT OF THE WALL.
4. IF THERE ARE CONSTRAINTS THAT DON'T ALLOW FOR THE SEGMENTAL BLOCK / GRAVITY WALL, A REINFORCED CONCRETE WALL CAN BE USED INSTEAD.

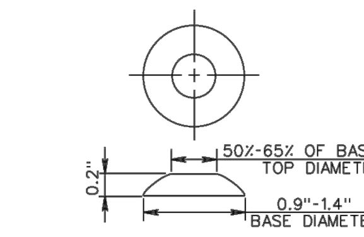
CG-12

GENERAL NOTES:
1. THE DETECTABLE WARNING SHALL BE PROVIDED BY TRUNCATED DOMES.
2. DETECTABLE WARNING TO BE CLASS A-3 CONCRETE (CLASS A-4 IF PRECAST) WITH SLIP RESISTANT INTEGRAL SURFACE COVERING THE FULL WIDTH OF THE RAMP FLOOR BY 2 FOOT IN LENGTH IN THE DIRECTION OF PEDESTRIAN TRAVEL. OTHER TYPES OF MATERIAL WITH THE TRUNCATED DOMES DETECTABLE WARNING MAY BE USED WITH THE APPROVAL OF THE ENGINEER.
3. SLOPING SIDES OF CURB RAMP MAY BE POURED MONOLITHICALLY WITH RAMP FLOOR OR BY USING PERMISSIBLE CONSTRUCTION JOINT WITH REQUIRED BARS.
4. IF RAMP FLOOR IS PRECAST, HOLES MUST BE PROVIDED FOR DOWEL BARS SO THAT ADJOINING FLARED SIDES CAN BE CAST IN PLACE AFTER PLACEMENT OF PRECAST RAMP FLOOR. PRECAST CONCRETE SHALL BE CLASS A-4.
5. REQUIRED BARS ARE TO BE NO. 5 X 8" PLACED 1' CENTER TO CENTER ALONG BOTH SIDES OF THE RAMP FLOOR, MID-DEPTH OF RAMP FLOOR. MINIMUM CONCRETE COVER 1½".
6. CURB / CURB AND GUTTER SLOPE TRANSITIONS ADJACENT TO CURB RAMPS ARE INCLUDED IN PAYMENT FOR CURB / CURB AND GUTTER.
7. CURB RAMPS ARE TO BE LOCATED AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. THEY ARE TO BE PROVIDED AT INTERSECTIONS WHEREVER AN ACCESSIBLE ROUTE WITHIN THE RIGHT OF WAY OF A HIGHWAY FACILITY CROSSES A CURB REGARDLESS OF WHETHER SIDEWALK IS EXISTING, PROPOSED, OR NONEXISTENT. THEY MUST BE LOCATED WITHIN PEDESTRIAN CROSSWALKS AS SHOWN ON PLANS OR AS DIRECTED BY THE ENGINEER, AND SHOULD NOT BE LOCATED BEHIND VEHICLE STOP LINES, EXISTING LIGHT POLES, FIRE HYDRANTS, DROP INLETS, ETC. ACCESSIBLE ROUTES PROVIDE A CONTINUOUS UNOBSTRUCTED, STABLE, FIRM AND SLIP RESISTANT PATH CONNECTING ALL ACCESSIBLE ELEMENTS OF A FACILITY THAT CAN BE APPROACHED, ENTERED AND USED BY PEDESTRIANS.
8. RAMPS MAY BE PLACED ON RADIAL OR TANGENTIAL SECTIONS PROVIDED THAT THE CURB OPENING IS PLACED WITHIN THE LIMITS OF THE CROSSWALK AND THAT THE SLOPE AT THE CONNECTION OF THE CURB OPENING IS PERPENDICULAR TO THE CURB.
9. TYPICAL CONCRETE SIDEWALK IS 4" THICK. WHEN THE ENTRANCE RADII CANNOT ACCOMMODATE THE TURNING REQUIREMENTS OF ANTICIPATED HEAVY TRUCK TRAFFIC, REFER TO STANDARD CG-13, COMMERCIAL ENTRANCE (HEAVY TRUCK TRAFFIC) FOR CONCRETE DEPTH.
10. WHEN CURB RAMPS ARE USED IN CONJUNCTION WITH A SHARED USE PATH, THE MINIMUM WIDTH SHALL BE THE WIDTH OF THE SHARED USE PATH
11. WHEN ONLY ONE CURB RAMP IS PROVIDED FOR TWO CROSSINGS (DIAGONAL), A 4' x 4' LANDING AREA SHALL BE PROVIDED TO MANEUVER A WHEELCHAIR INTO THE CROSSWALK WITHOUT GOING INTO THE TRAVELWAY. THIS 4' x 4' LANDING AREA MAY INCLUDE THE GUTTER PAN.
12. ALL CASES WHERE CURB RAMPS INTERSECT A RADIAL SECTION OF CURB AT ENTRANCES OR STREET CONNECTIONS THE DETECTABLE WARNING SURFACE SHALL HAVE A FACTORY RADIUS OR BE FIELD -MODIFIED AS RECOMMENDED BY THE MANUFACTURER TO MATCH THE BACK OF CURB.

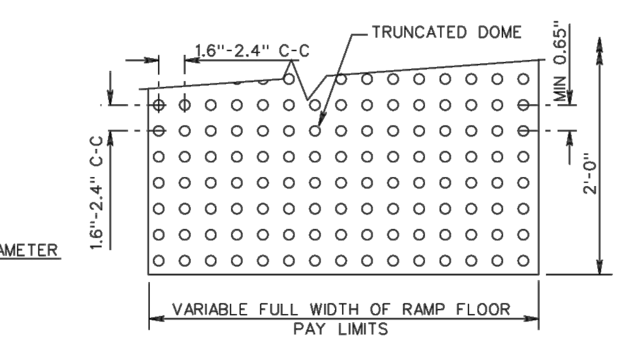




DETECTABLE WARNING INSTALLED ON A RADIUS



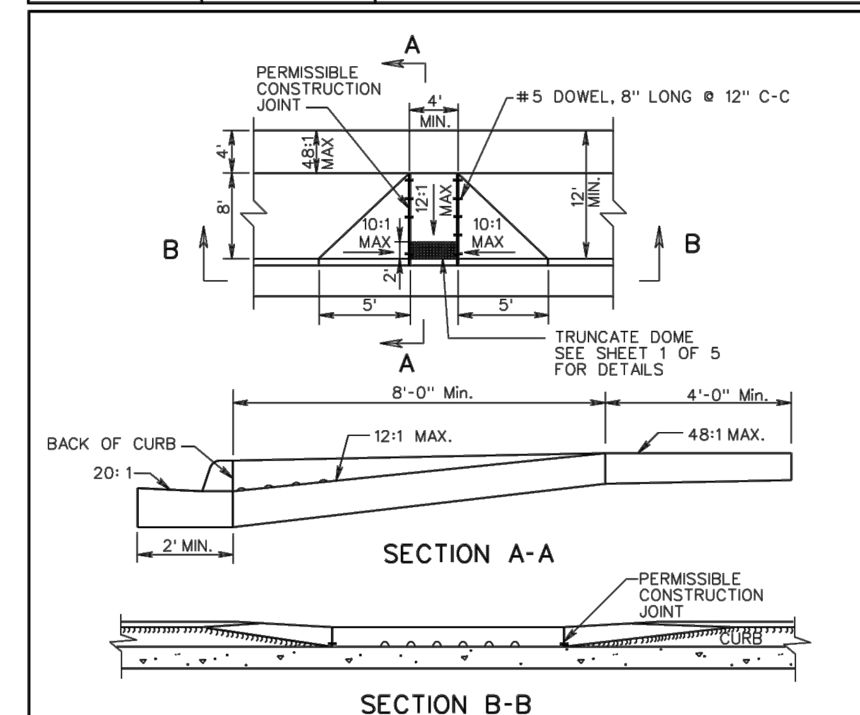
TRUNCATED DOME DETAIL

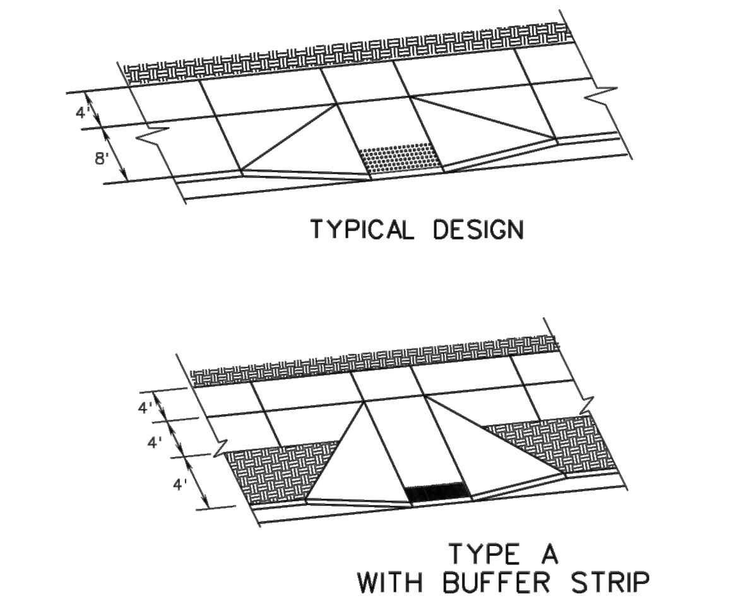


DETECTABLE WARNING DETAIL

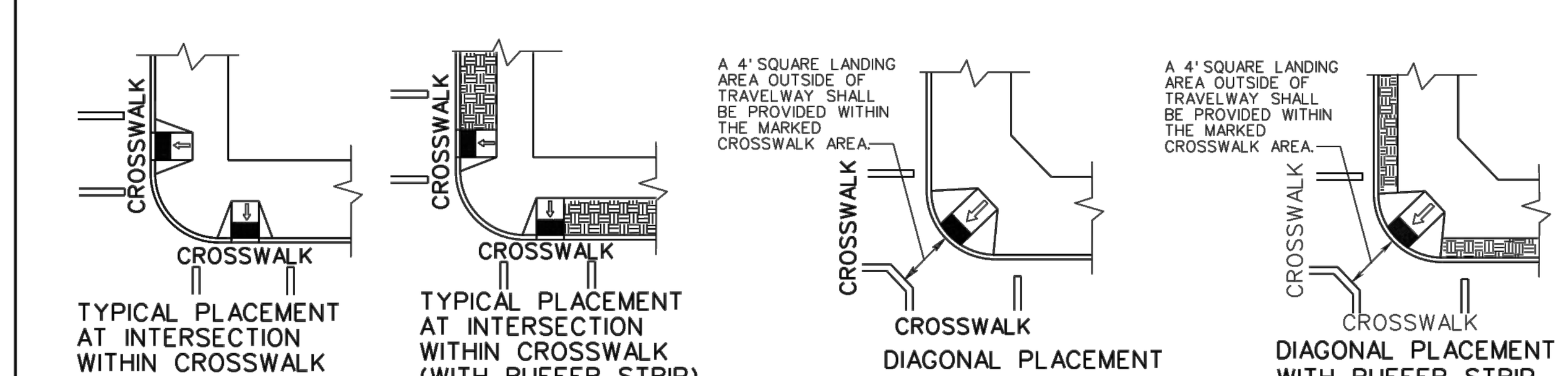
VDOT ROAD AND BRIDGE STANDARDS	CG-12 DETECTABLE WARNING SURFACE (GENERAL NOTES) VIRGINIA DEPARTMENT OF TRANSPORTATION	SPECIFICATION REFERENCE
SHEET 1 OF 5 / 203.05 — REVISION DATE 7/11		105 502

CG-12

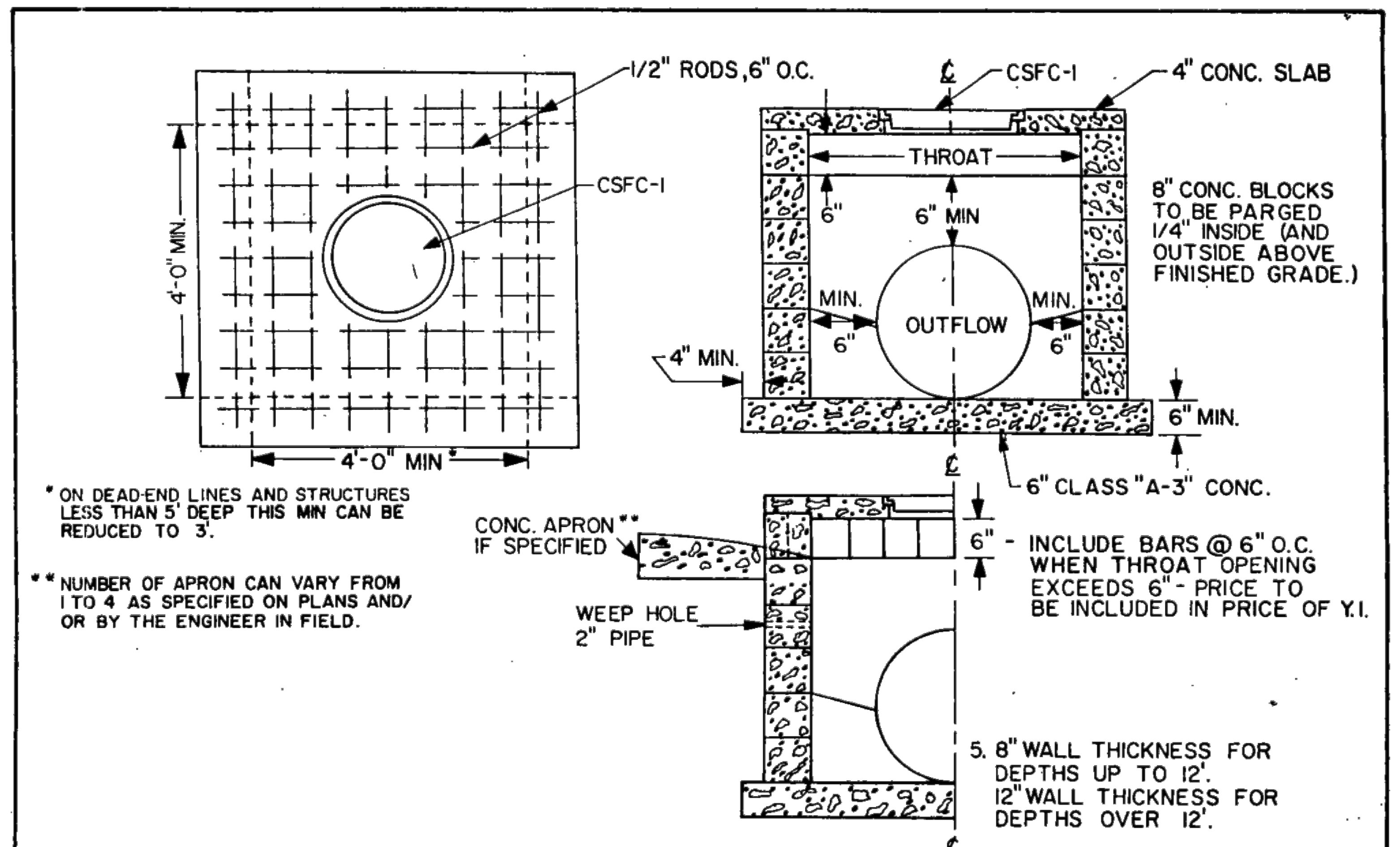




NOTES:
FOR GENERAL NOTES ON THE DETECTABLE WARNING SURFACE, SEE SHEET 1 OF 5.
THIS DESIGN TO BE USED FOR CONSTRUCTION THAT INCORPORATES WIDER SIDEWALK. LANDING (4' WIDE) REQUIRED AT TOP OF CURB RAMP. MINIMUM CURB RAMP LENGTH 8 FEET FOR NEW CONSTRUCTION, 6 FEET FOR ALTERATIONS.



SPECIFICATION REFERENCE	CG-12 DETECTABLE WARNING SURFACE TYPE A (PERPENDICULAR) APPLICATION VIRGINIA DEPARTMENT OF TRANSPORTATION	VDOT ROAD AND BRIDGE STANDARDS
105 502		REVISION DATE 7/11 — SHEET 2 OF 5 / 203.06



* ON DEAD-END LINES AND STRUCTURES LESS THAN 5' DEEP THIS MIN CAN BE REDUCED TO 3'.

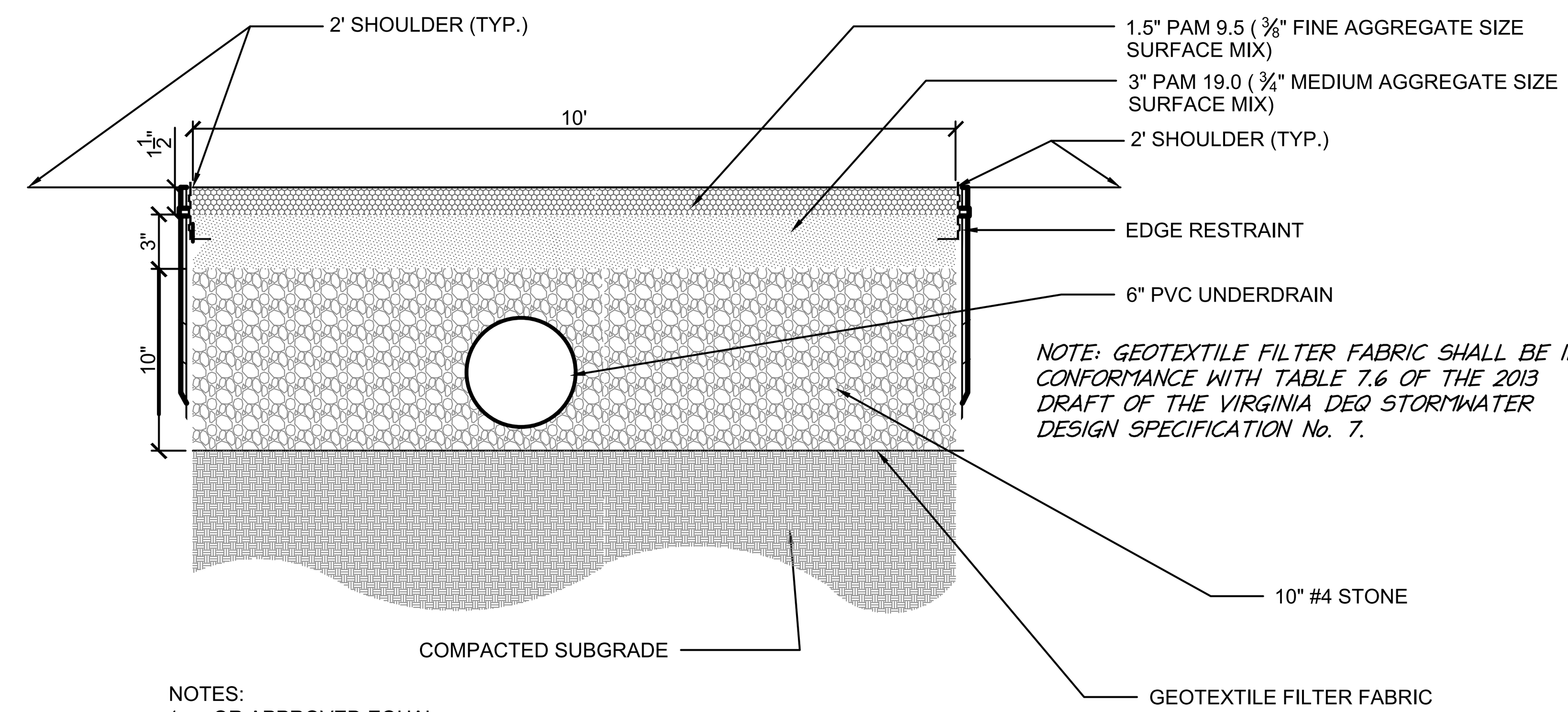
** NUMBER OF APRON CAN VARY FROM 1 TO 4 AS SPECIFIED ON PLANS AND/ OR BY THE ENGINEER IN FIELD.

NOTES:
1. WHEN SPECIFIED CONCRETE APRONS TO BE INCLUDED IN PRICE OF YARD INLET.
2. AN 8" THICK CONC. APRON 2' WIDE (MIN.) WILL BE INSTALLED IN FRONT OF EACH THROAT. THEY WILL BE SHAPED TO MEET CONDITIONS AS DIRECTED IN THE FIELD.
3. CLASS "A3" CONC. USED THROUGHOUT
4. WALLS OF POURED OR BLOCK CONC., OR BRICK IN MORTAR WILL BE PARGED 1/4" INSIDE (AND OUTSIDE ABOVE FINISHED GRADE.)

REVISIONS:
TRANSPORTATION & ENVIRONMENTAL SERVICES DEPARTMENT
ALEXANDRIA VIRGINIA

YARD INLET
(PIPE SIZE TO 60")

CSYI-I PAGE 3



NOTE: GEOTEXTILE FILTER FABRIC SHALL BE IN CONFORMANCE WITH TABLE 7.6 OF THE 2013 DRAFT OF THE VIRGINIA DEQ STORMWATER DESIGN SPECIFICATION No. 7.

NOTES:
1. OR APPROVED EQUAL.
2. PRIOR TO CONSTRUCTION, ALL PAVEMENT DESIGN AND CROSS SECTIONS TO BE REVIEWED BY A STRUCTURAL AND GEOTECHNICAL ENGINEER (LICENSED IN THE COMMONWEALTH OF VIRGINIA), AND MODIFIED AS NECESSARY.
3. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
4. REFER TO SHEET C502 FOR TYPICAL SECTION OF THE TRAIL.

POROUS TRAIL SURFACING
SECTION 1 1/2" = 1'-0"

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ELI GOLDMAN
Lic. No.55868
10/21/2021
PROFESSIONAL ENGINEER

VAN DORN & BEAUREGARD BIKE FACILITY & SHARED USE PATH
CONCEPT PLAN - 30%
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
	10/21/2021	30% SUBMISSION

PROJECT No.: 21266.001.00
DRAWING No.: 111028
DATE: 10/01/21
SCALE: NONE
DESIGN: EG
DRAWN: JS
CHECKED: AG

SHEET TITLE:
SITE DETAILS

SHEET No.
C200

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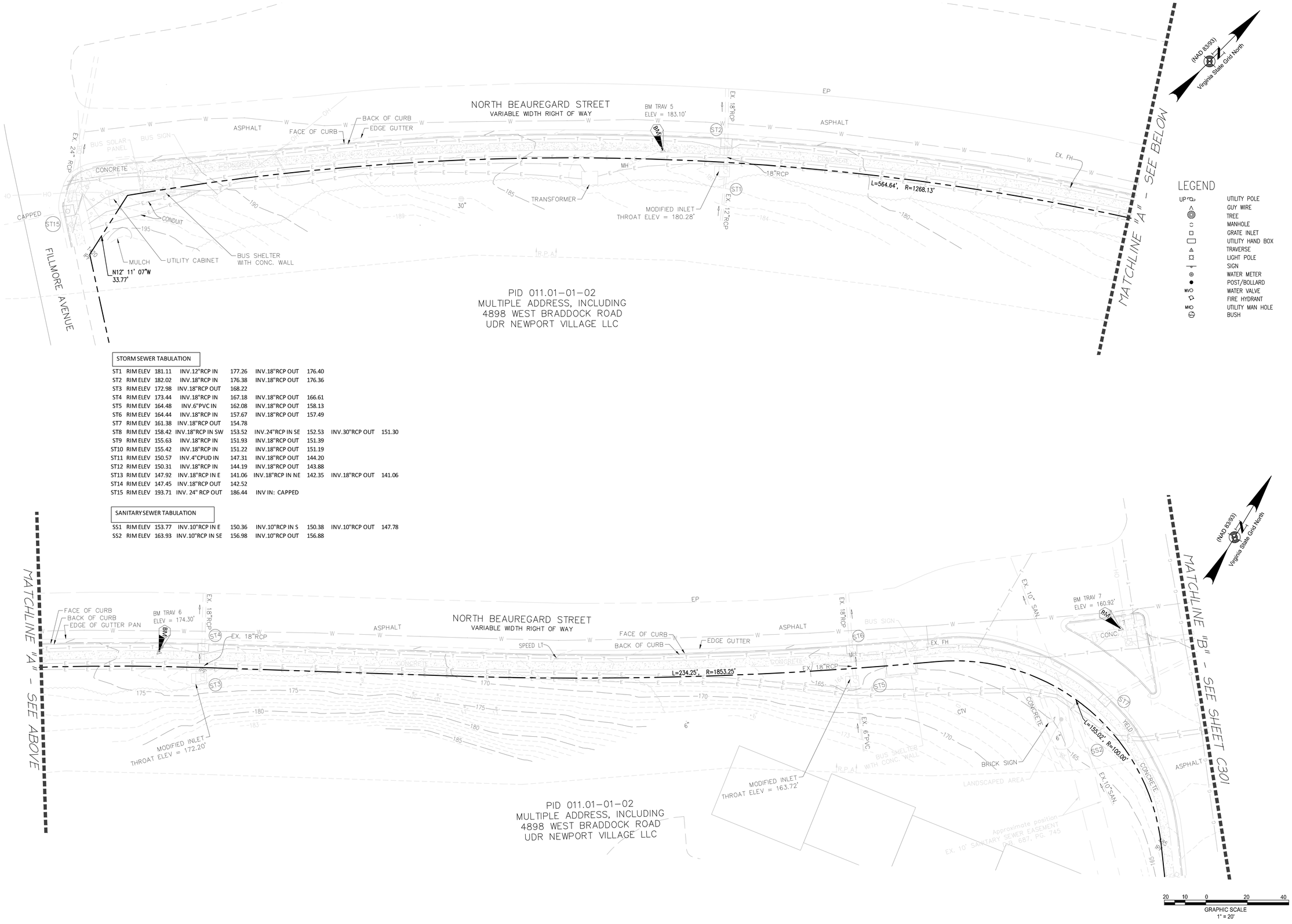

LEGEND

- UTILITY POLE
- GUY WIRE
- TREE
- MANHOLE
- GRATE INLET
- UTILITY HAND BOX
- TRAVERSE
- LIGHT POLE
- SIGN
- WATER METER
- POST/BOLLARD
- WATER VALVE
- FIRE HYDRANT
- UTILITY MAN HOLE
- BUSH

STORM SEWER TABULATION

ST1	RIM ELEV	181.11	INV.12"RCP IN	177.26	INV.18"RCP OUT	176.40			
ST2	RIM ELEV	182.02	INV.18"RCP IN	176.38	INV.18"RCP OUT	176.36			
ST3	RIM ELEV	172.98	INV.18"RCP OUT	168.22					
ST4	RIM ELEV	173.44	INV.18"RCP IN	167.18	INV.18"RCP OUT	166.61			
ST5	RIM ELEV	164.48	INV.6"PVC IN	162.08	INV.18"RCP OUT	158.13			
ST6	RIM ELEV	164.44	INV.18"RCP IN	157.67	INV.18"RCP OUT	157.49			
ST7	RIM ELEV	161.38	INV.18"RCP OUT	154.78					
ST8	RIM ELEV	158.42	INV.18"RCP IN SW	153.52	INV.24"RCP IN SE	152.53	INV.30"RCP OUT	151.30	
ST9	RIM ELEV	155.63	INV.18"RCP IN	151.93	INV.18"RCP OUT	151.39			
ST10	RIM ELEV	155.42	INV.18"RCP IN	151.22	INV.18"RCP OUT	151.19			
ST11	RIM ELEV	150.57	INV.4"CPUD IN	147.31	INV.18"RCP OUT	144.20			
ST12	RIM ELEV	150.31	INV.18"RCP IN	144.19	INV.18"RCP OUT	143.88			
ST13	RIM ELEV	147.92	INV.18"RCP IN E	141.06	INV.18"RCP IN NE	142.35	INV.18"RCP OUT	141.06	
ST14	RIM ELEV	147.45	INV.18"RCP OUT	142.52					
ST15	RIM ELEV	193.71	INV. 24" RCP OUT	186.44	INV IN: CAPPED				

SANITARY SEWER TABULATION

SS1	RIM ELEV	153.77	INV.10"RCP IN E	150.36	INV.10"RCP IN S	150.38	INV.10"RCP OUT	147.78	
SS2	RIM ELEV	163.93	INV.10"RCP IN SE	156.98	INV.10"RCP OUT	156.88			

GRAPHIC SCALE
1" = 20'

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10/21/2021
PROFESSIONAL ENGINEER

VAN DORN & BEAUREGARD BIKE FACILITY & SHARED USE PATH

CONCEPT PLAN - 30%

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
	10/21/2021	30% SUBMISSION

PROJECT No.: 21266.001.00
DRAWING No.: 111028
DATE: 10/01/21
SCALE: 1"=20'
DESIGN: EG
DRAWN: JS
CHECKED: AG

SHEET TITLE:

EXISTING CONDITIONS PLAN

SHEET No.

C300

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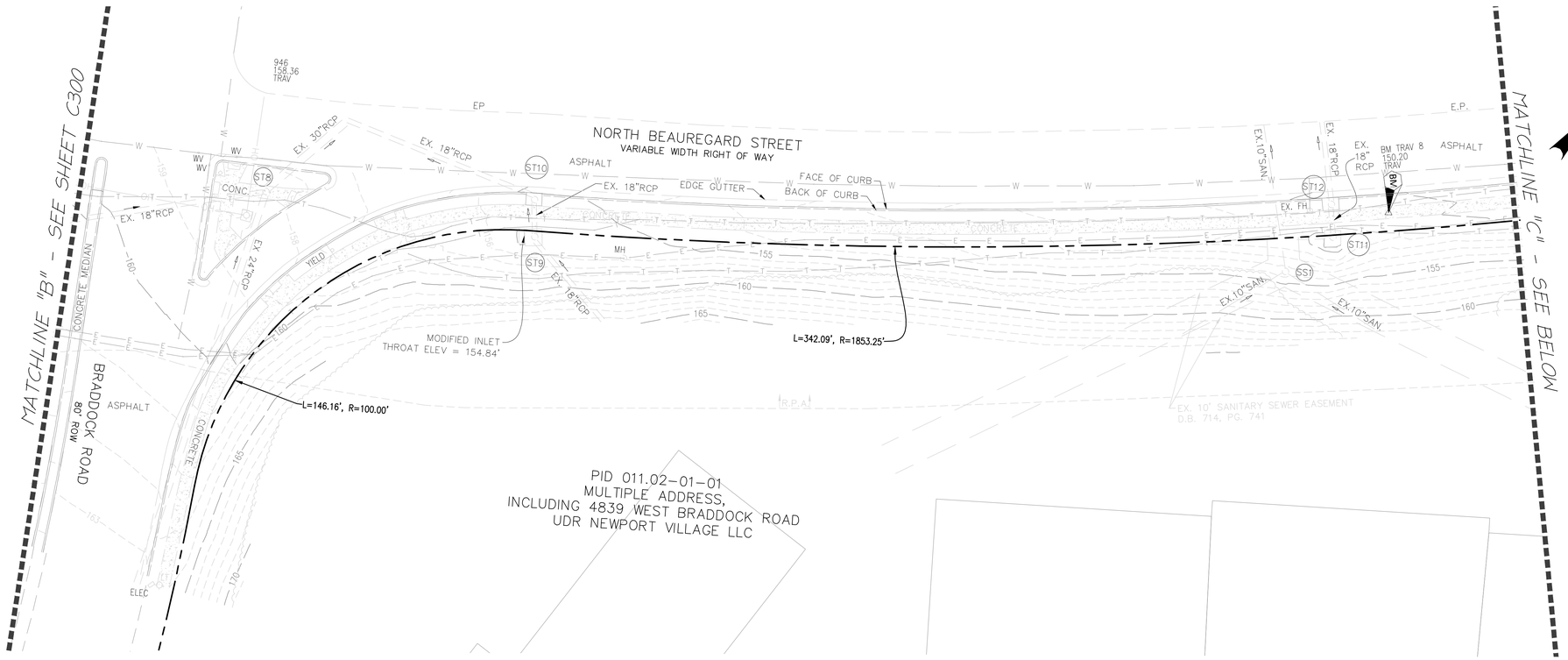

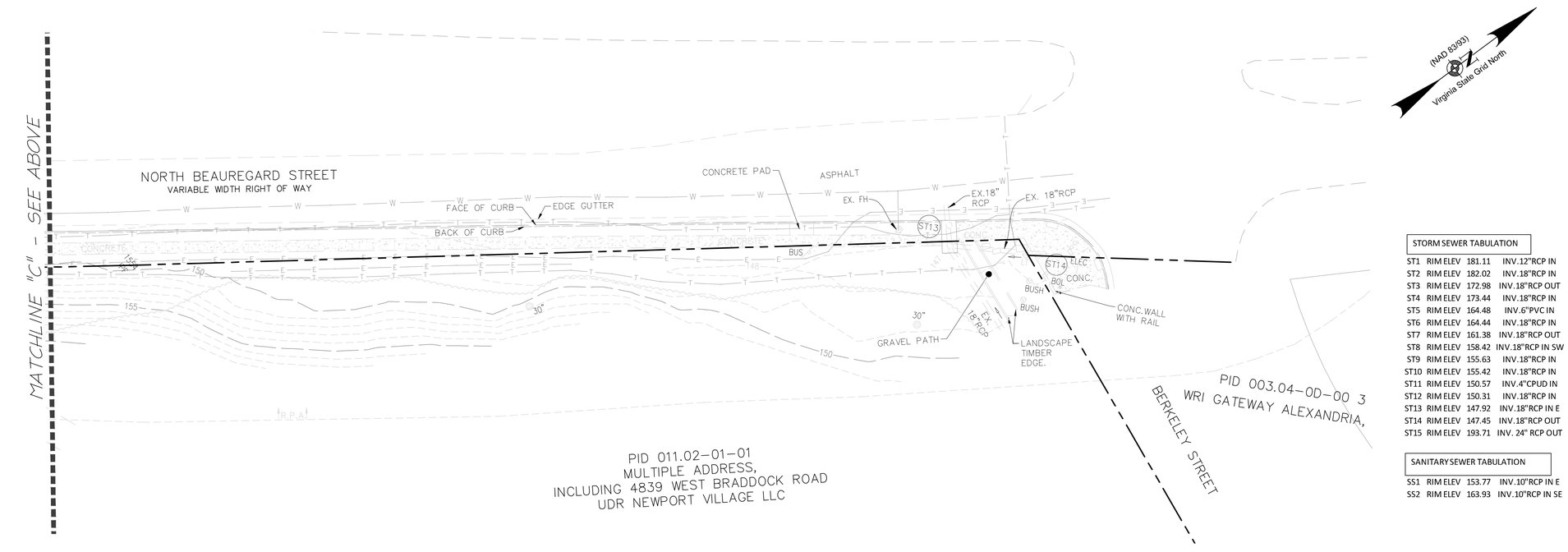

LEGEND

- UP — UTILITY POLE
- GUY WIRE
- TREE
- MANHOLE
- GRATE INLET
- UTILITY HAND BOX
- TRAVERSE
- LIGHT POLE
- SIGN
- WATER METER
- POST/BOLLARD
- WV — WATER VALVE
- FIRE HYDRANT
- MH — UTILITY MAN HOLE
- BUSH

STORM SEWER TABULATION

ST1	RIM ELEV	181.11	INV.12"RCP IN	177.26	INV.18"RCP OUT	176.40		
ST2	RIM ELEV	182.02	INV.18"RCP IN	176.38	INV.18"RCP OUT	176.36		
ST3	RIM ELEV	172.98	INV.18"RCP OUT	168.22				
ST4	RIM ELEV	173.44	INV.18"RCP IN	167.18	INV.18"RCP OUT	166.61		
ST5	RIM ELEV	164.48	INV.6"PVC IN	162.08	INV.18"RCP OUT	158.13		
ST6	RIM ELEV	164.44	INV.18"RCP IN	157.67	INV.18"RCP OUT	157.49		
ST7	RIM ELEV	161.38	INV.18"RCP OUT	154.78				
ST8	RIM ELEV	158.42	INV.18"RCP IN SW	153.52	INV.24"RCP IN SE	152.53	INV.30"RCP OUT	151.30
ST9	RIM ELEV	155.63	INV.18"RCP IN	151.93	INV.18"RCP OUT	151.39		
ST10	RIM ELEV	155.42	INV.18"RCP IN	151.22	INV.18"RCP OUT	151.19		
ST11	RIM ELEV	150.57	INV.4"CPUD IN	147.31	INV.18"RCP OUT	144.20		
ST12	RIM ELEV	150.31	INV.18"RCP IN	144.19	INV.18"RCP OUT	143.88		
ST13	RIM ELEV	147.92	INV.18"RCP IN E	141.06	INV.18"RCP IN NE	142.35	INV.18"RCP OUT	141.06
ST14	RIM ELEV	147.45	INV.18"RCP OUT	142.52				
ST15	RIM ELEV	193.71	INV. 24" RCP OUT	186.44	INV IN: CAPPED			

SANITARY SEWER TABULATION

SS1	RIM ELEV	153.77	INV.10"RCP IN E	150.36	INV.10"RCP IN S	150.38	INV.10"RCP OUT	147.78
SS2	RIM ELEV	163.93	INV.10"RCP IN SE	156.98	INV.10"RCP OUT	156.88		

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

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10/21/2021
PROFESSIONAL ENGINEER

VAN DORN & BEAUREGARD BIKE FACILITY & SHARED USE PATH

CONCEPT PLAN - 30%

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
	10/21/2021	30% SUBMISSION

PROJECT No.: 21266.001.00
DRAWING No.: 111028
DATE: 10/01/21
SCALE: 1"=20'
DESIGN: EG
DRAWN: JS
CHECKED: AG

SHEET TITLE:

EXISTING CONDITIONS PLAN

SHEET No.

C301

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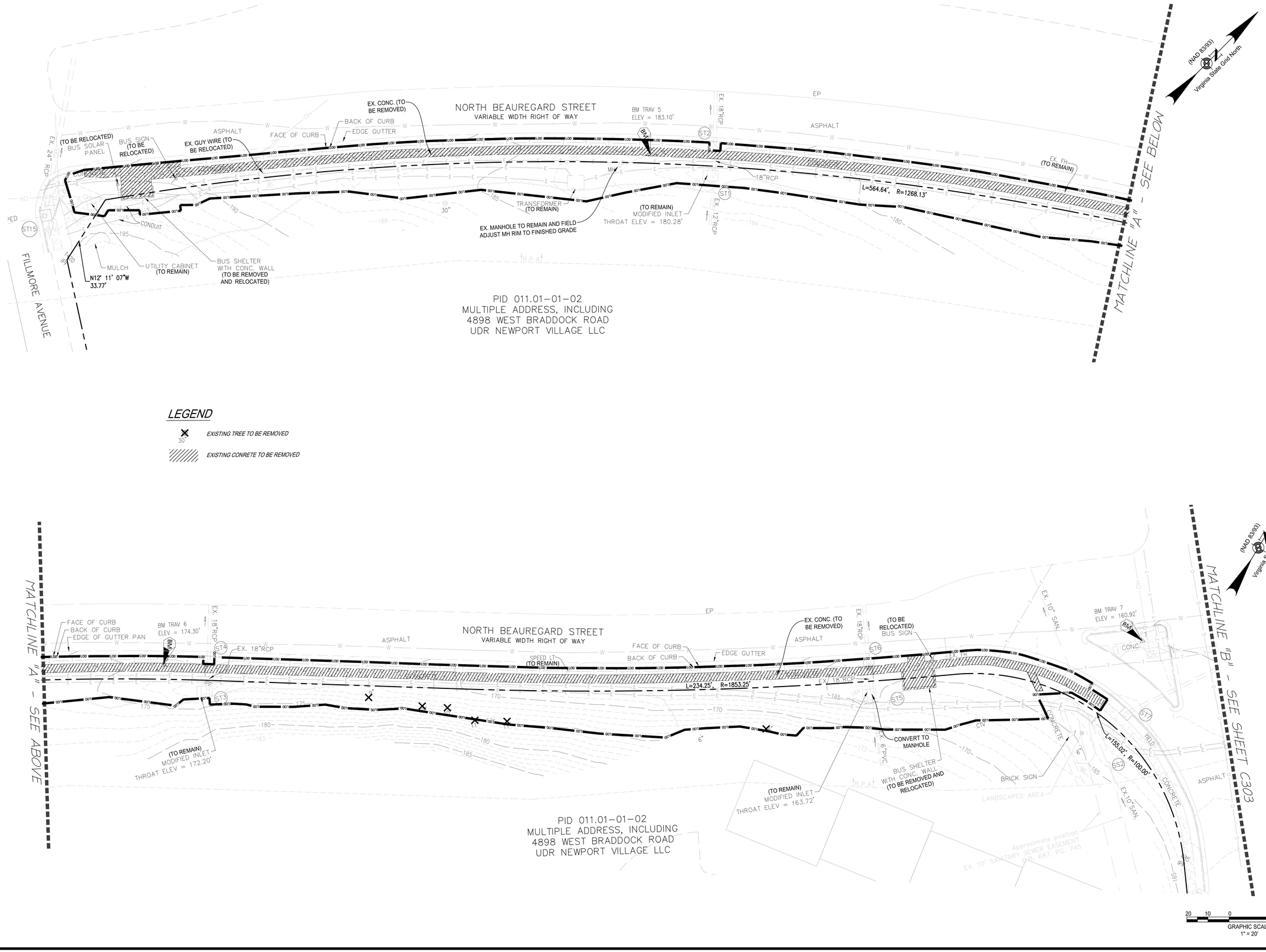

LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING CONRETE TO BE REMOVED

20 10 0 20 40
GRAPHIC SCALE
1" = 20'

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CONCEPT PLAN - 30%

CITY OF ALEXANDRIA, VIRGINIA

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	10/21/2021	30% SUBMISSION

PROJECT No.: 21266.001.00
DRAWING No.: 111028
DATE: 10/01/21
SCALE: 1"=20'
DESIGN: EG
DRAWN: JS
CHECKED: AG

SHEET TITLE:

DEMOLITION PLAN

SHEET No.

C302

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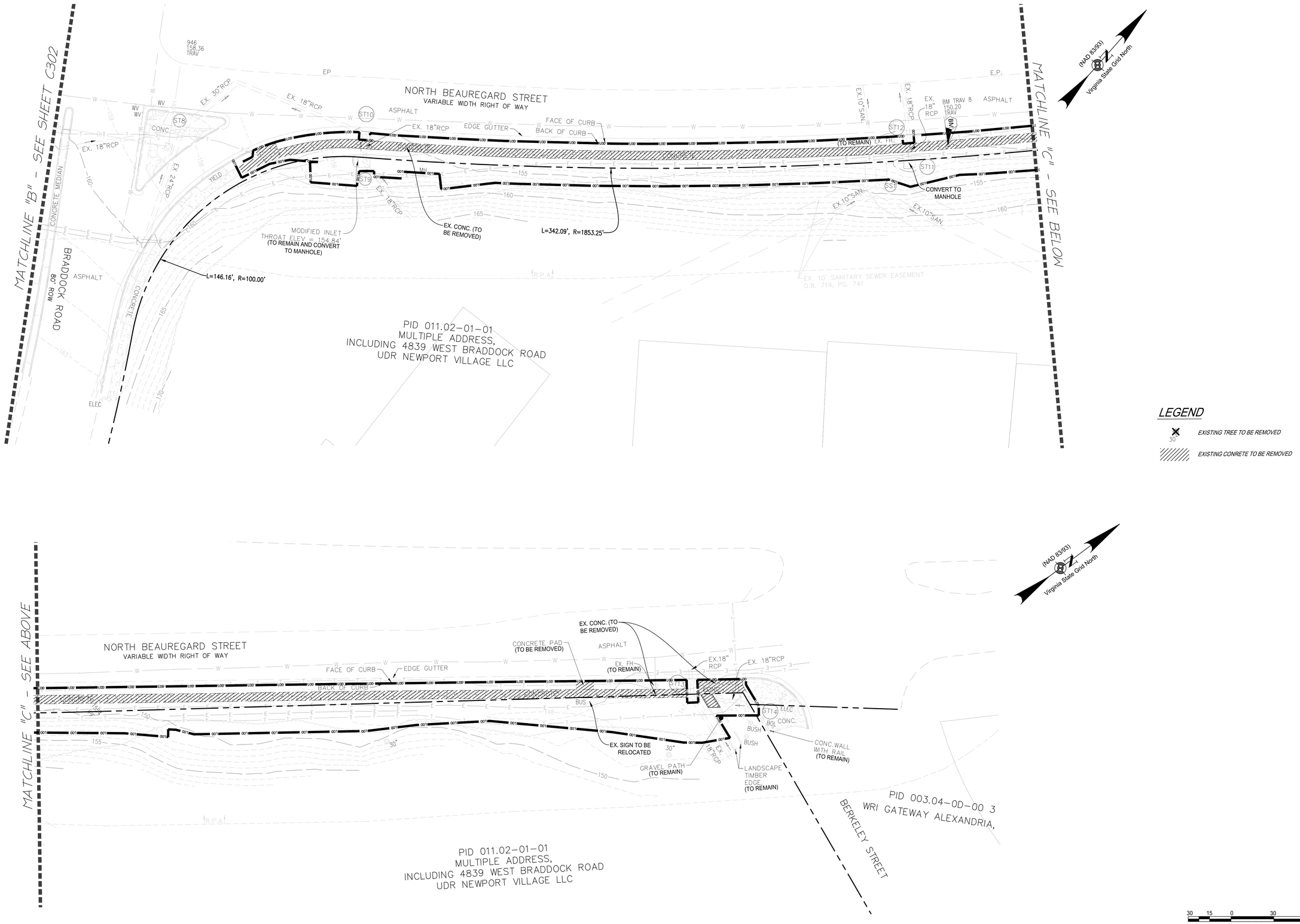

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CONCEPT PLAN - 30%

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
	10/21/2021	30% SUBMISSION

PROJECT No.: 21266.001.00
DRAWING No.: 111028
DATE: 10/01/21
SCALE: 1"=20'
DESIGN: EG
DRAWN: JS
CHECKED: AG

SHEET TITLE:

DEMOLITION PLAN

SHEET No.

C303

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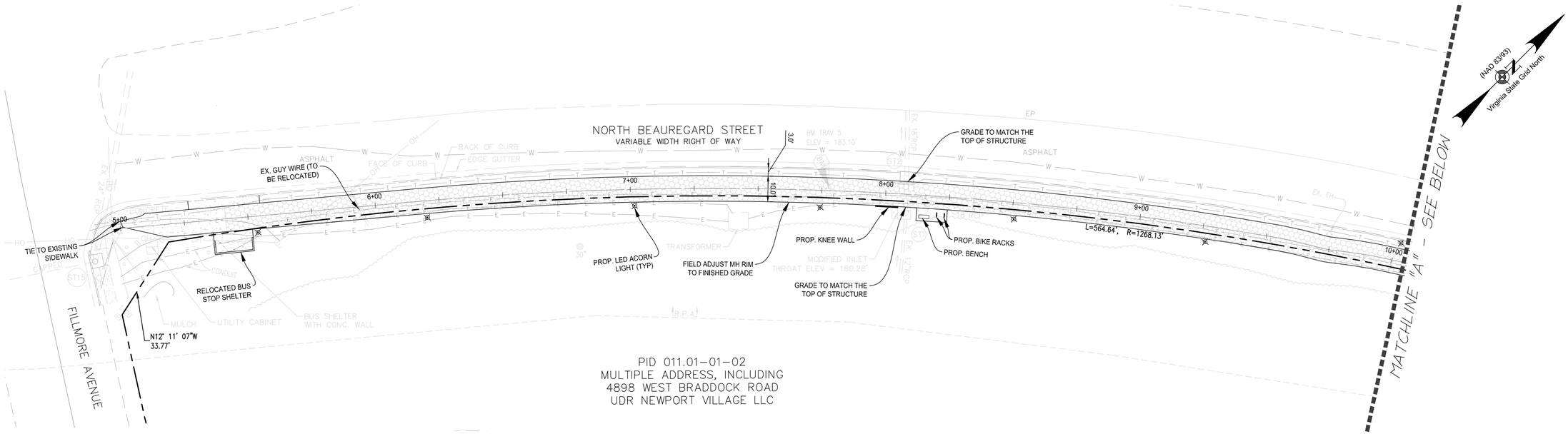

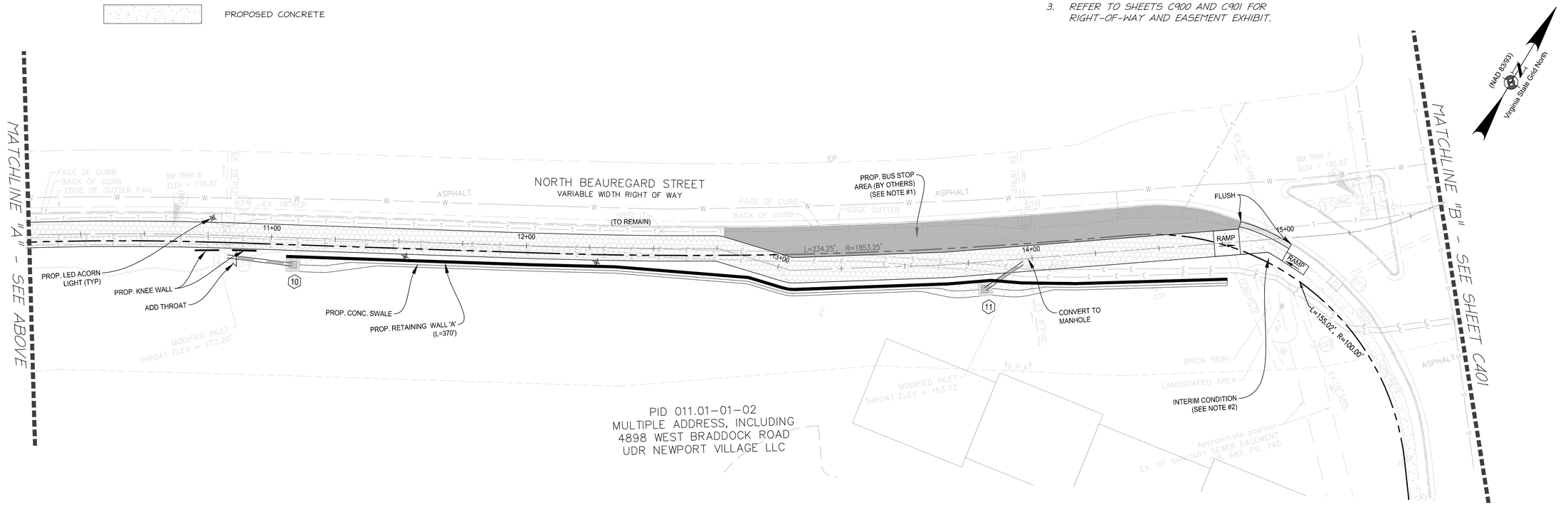

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED STORM
- PROPOSED PERMEABLE PAVEMENT
- PROPOSED CONCRETE

NOTES:

1. IF TRAIL IS CONSTRUCTED PRIOR TO BUS STOP THAT IS CONSTRUCTED BY OTHERS, THEN THAT AREA WILL BE SEEDED AS AN INTERIM CONDITION.
2. TRAIL CONNECTING AT W. BRADDOCK IS AN INTERIM CONDITION. THE PROJECT TO DESIGN AND REBUILD THE BEAUREGARD AND BRADDOCK INTERSECTION WILL BE DONE BY OTHERS AND COORDINATED IN FUTURE SUBMISSIONS.
3. REFER TO SHEETS C900 AND C901 FOR RIGHT-OF-WAY AND EASEMENT EXHIBIT.

GRAPHIC SCALE
1" = 20'

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CONCEPT PLAN - 30%

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
	10/21/2021	30% SUBMISSION

PROJECT No.: 21266.001.00
DRAWING No.: 111028
DATE: 10/01/21
SCALE: 1"=20'
DESIGN: EG
DRAWN: JS
CHECKED: AG

SHEET TITLE:

CONCEPTUAL SITE PLAN

SHEET No.

C400

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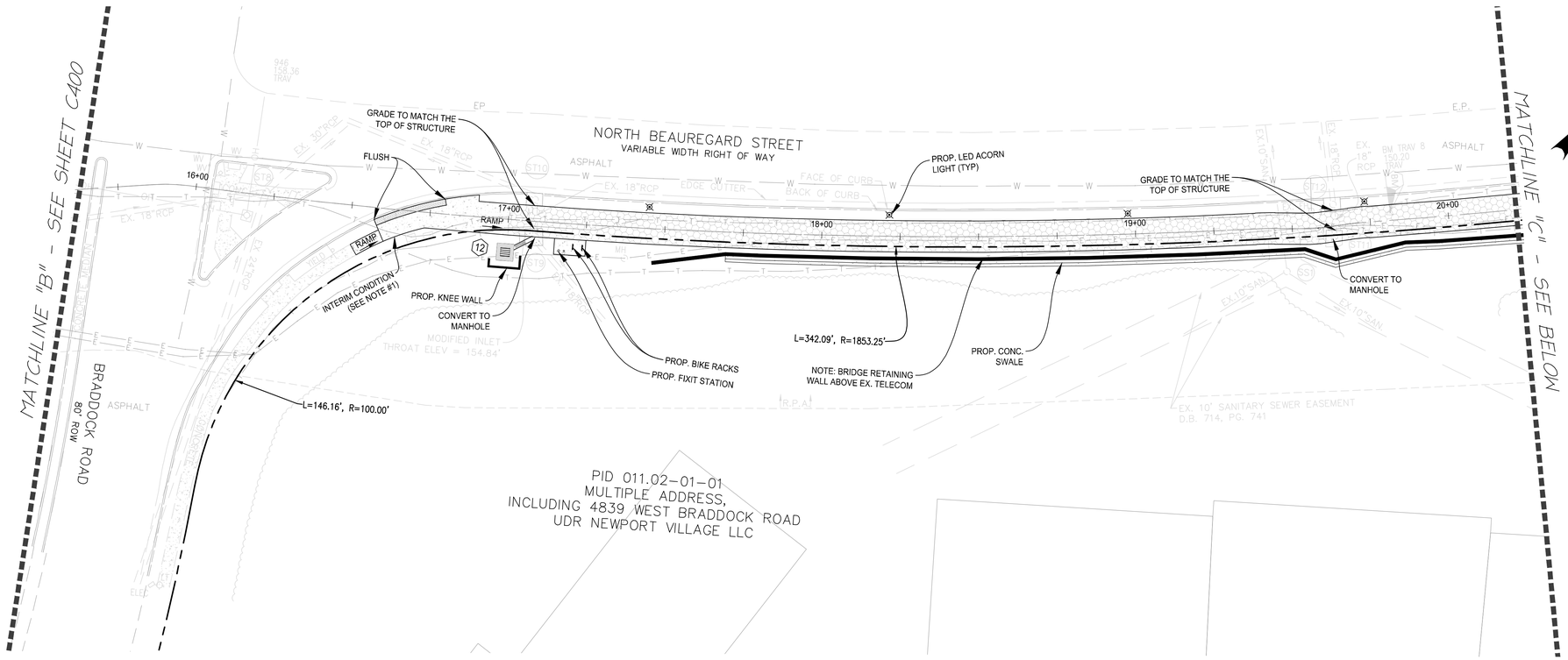

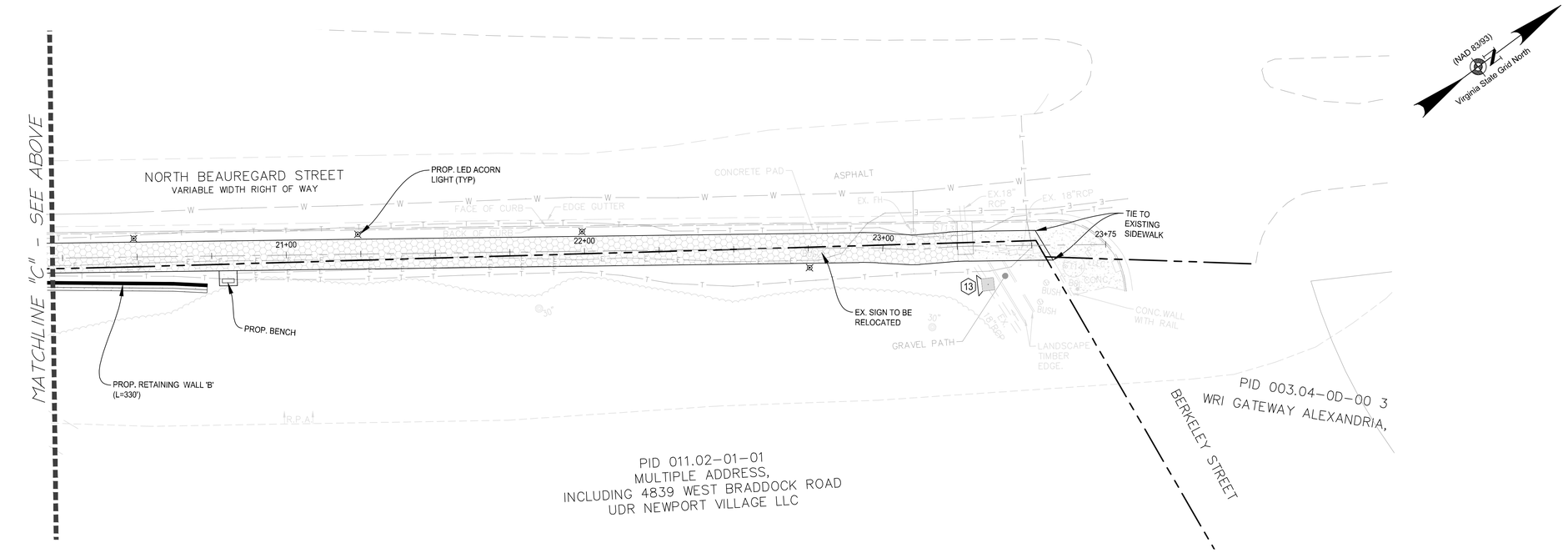

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED STORM
- PROPOSED PERMEABLE PAVEMENT
- PROPOSED CONCRETE

NOTE:
1. TRAIL CONNECTING AT W. BRADDOCK IS AN INTERIM CONDITION. THE PROJECT TO DESIGN AND REBUILD THE BEAUREGARD AND BRADDOCK INTERSECTION WILL BE DONE BY OTHERS AND COORDINATED IN FUTURE SUBMISSIONS.
2. REFER TO SHEETS C900 AND C901 FOR RIGHT-OF-WAY AND EASEMENT EXHIBIT.

GRAPHIC SCALE
1" = 30'
30 15 0 30 60

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CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
	10/21/2021	30% SUBMISSION

PROJECT No.: 21266.001.00
DRAWING No.: 111028
DATE: 10/01/21
SCALE: 1"=20'
DESIGN: EG
DRAWN: JS
CHECKED: AG

SHEET TITLE:

CONCEPTUAL SITE PLAN

SHEET No.

C401

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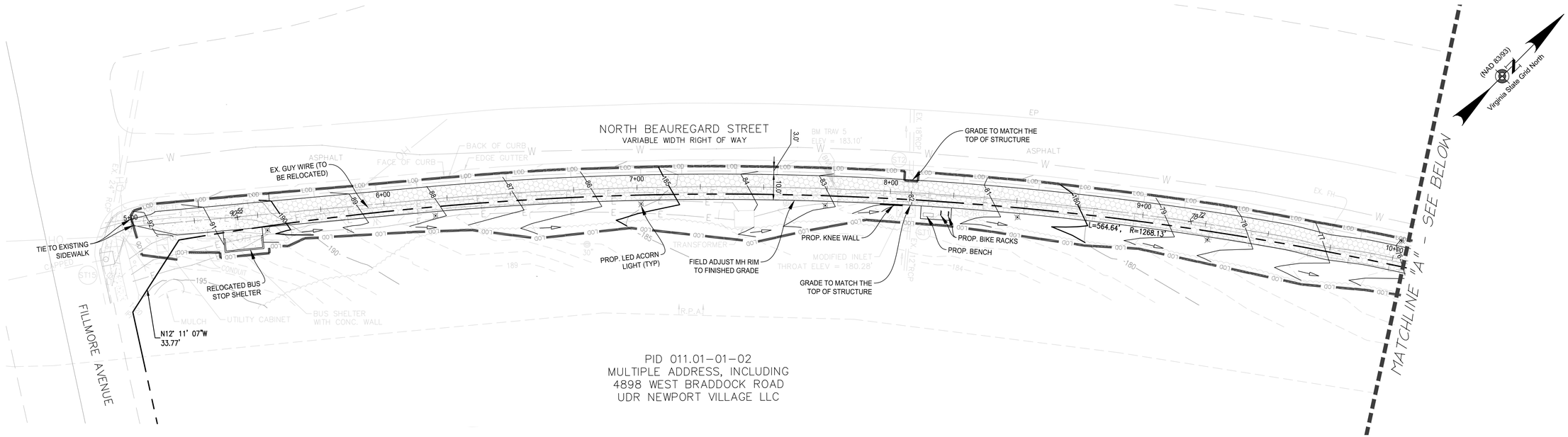
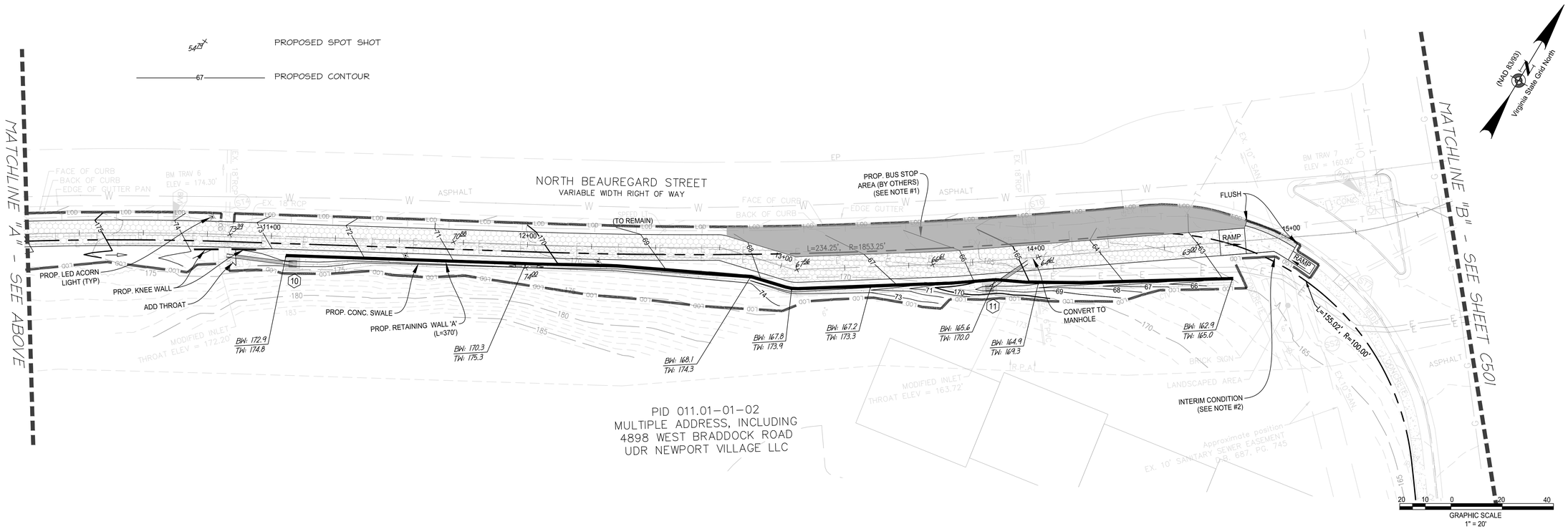


PID 011.01-01-02
MULTIPLE ADDRESS, INCLUDING
4898 WEST BRADDOCK ROAD
UDR NEWPORT VILLAGE LLC

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED STORM
- PROPOSED PERMEABLE PAVEMENT
- PROPOSED CONCRETE
- 54.73 PROPOSED SPOT SHOT
- 67 PROPOSED CONTOUR

NOTE:
1. *IF TRAIL IS CONSTRUCTED PRIOR TO BUS STOP THAT IS CONSTRUCTED BY OTHERS, THEN THAT AREA WILL BE SEEDED AS AN INTERIM CONDITION.*



PID 011.01-01-02
MULTIPLE ADDRESS, INCLUDING
4898 WEST BRADDOCK ROAD
UDR NEWPORT VILLAGE LLC

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10/21/2021
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VAN DORN & BEAUREGARD BIKE FACILITY & SHARED USE PATH

CONCEPT PLAN - 30%

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
	10/21/2021	30% SUBMISSION

PROJECT No.: 21266.001.00
DRAWING No.: 111028
DATE: 10/01/21
SCALE: 1"=20'
DESIGN: EG
DRAWN: JS
CHECKED: AG

SHEET TITLE:

CONCEPTUAL GRADING PLAN

SHEET No.

C500

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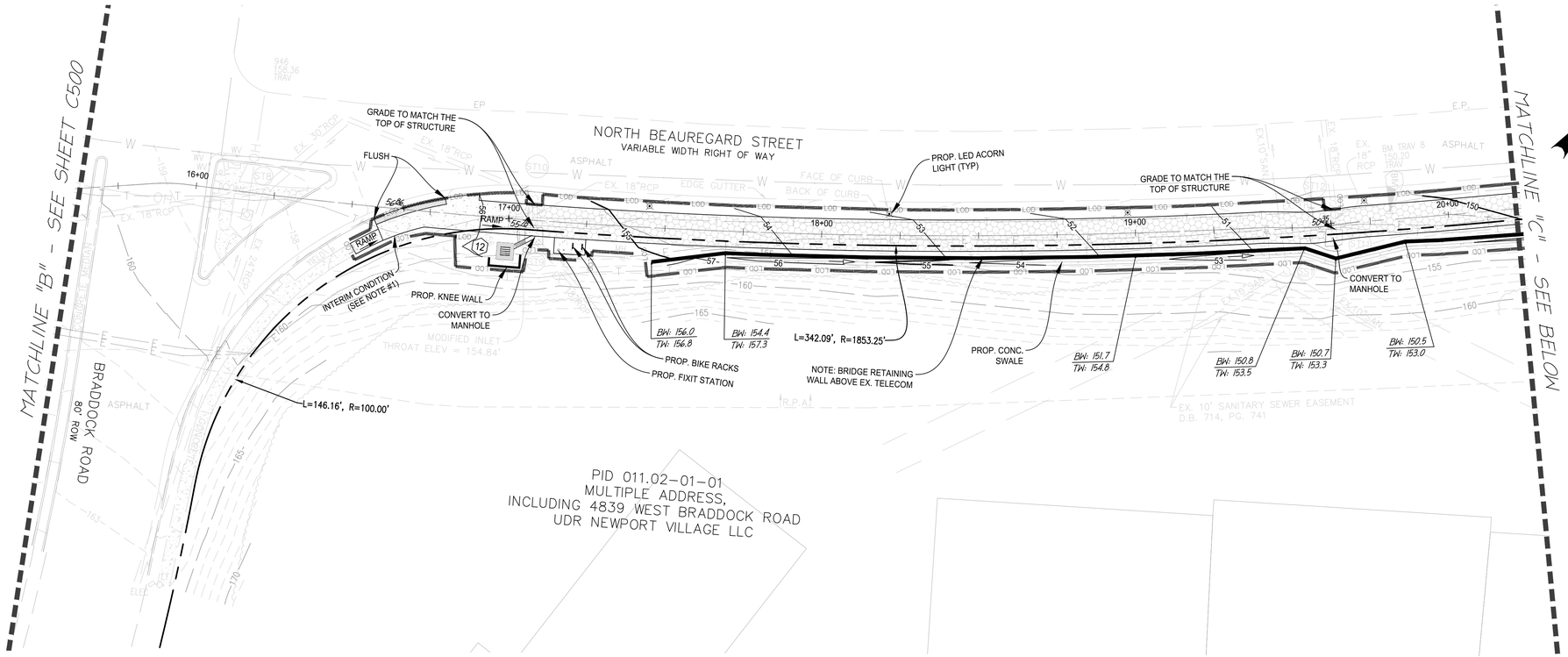

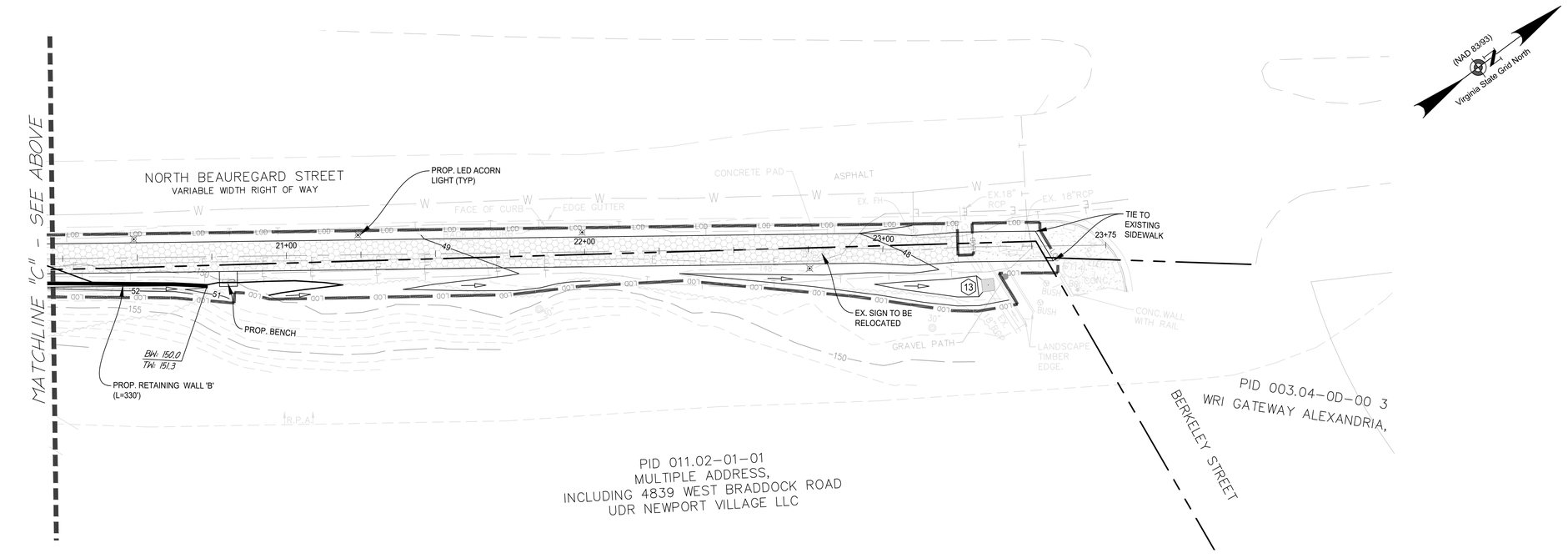

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED STORM
- PROPOSED PERMEABLE PAVEMENT
- PROPOSED CONCRETE
- PROPOSED SPOT SHOT
- PROPOSED CONTOUR

GRAPHIC SCALE
30 15 0 30 60
1" = 30'

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ELI GOLDMAN
Lic. No.55868
10/21/2021
PROFESSIONAL ENGINEER

BRADDOCK WEST
CONCEPT II
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
	10/21/2021	30% SUBMISSION

PROJECT No.: 15067.003.00
DRAWING No.: 111028
DATE: 05/15/2020
SCALE: 1"=30'
DESIGN: EG
DRAWN: YH
CHECKED: KMW

SHEET TITLE:

CONCEPTUAL GRADING PLAN

SHEET No.

C501

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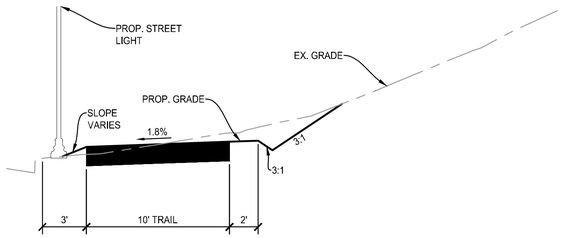
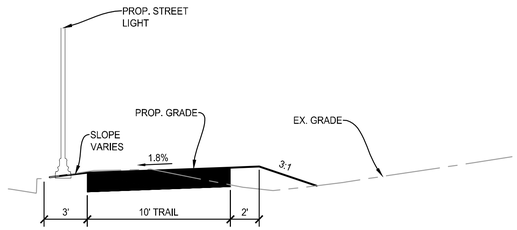
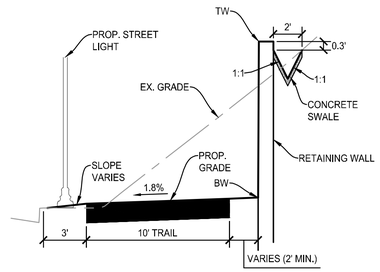


TYPICAL TRAIL SECTION (CUT)
NOT TO SCALE

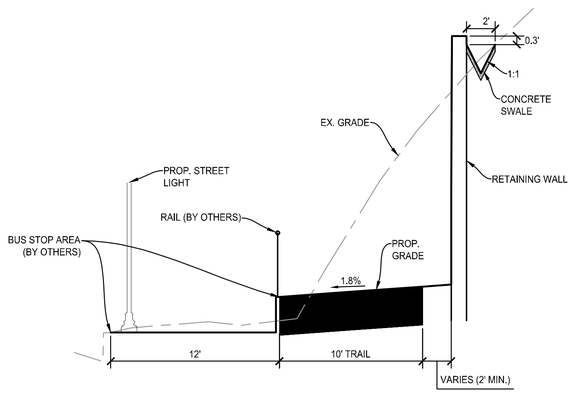


TYPICAL TRAIL SECTION (FILL)
NOT TO SCALE



TYPICAL TRAIL SECTION (RETAINING WALL)
NOT TO SCALE

NOTE: REFER TO SHEETS C500 AND C501 FOR TOP OF WALL (TW) AND BOTTOM OF WALL (BW) ELEVATIONS. THIS SECTION IDENTIFIES WHERE THE TW AND BW ARE LOCATED IN RELATION TO THE WALL.



BUS STOP AREA
NOT TO SCALE

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VAN DORN & BEAUREGARD BIKE FACILITY & SHARED USE PATH
CONCEPT PLAN - 30%
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
	10/21/2021	30% SUBMISSION

PROJECT No.: 21266.001.00
DRAWING No.: 111028
DATE: 10/01/21
SCALE: NONE
DESIGN: EG
DRAWN: JS
CHECKED: AG

SHEET TITLE:

TYPICAL TRAIL SECTION

SHEET No.
C502

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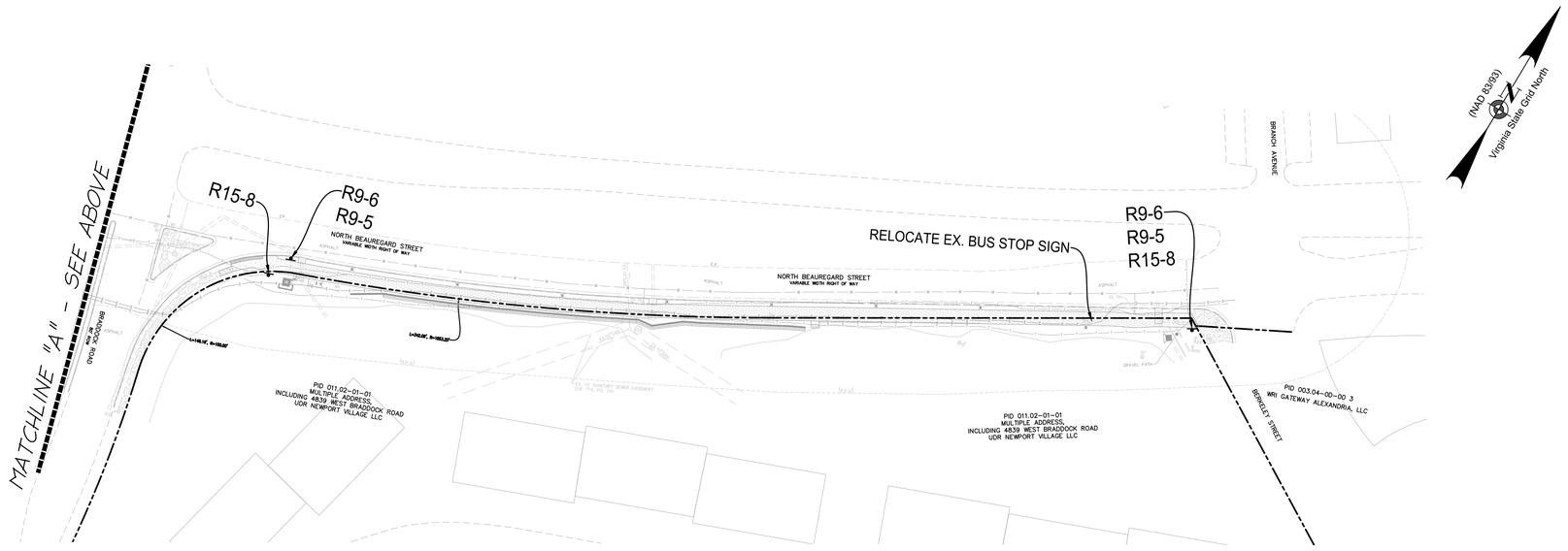

50 25 0 50 100
GRAPHIC SCALE
1" = 50'

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SHEET TITLE:

CONCEPTUAL SIGNAGE PLAN

SHEET No.
C503

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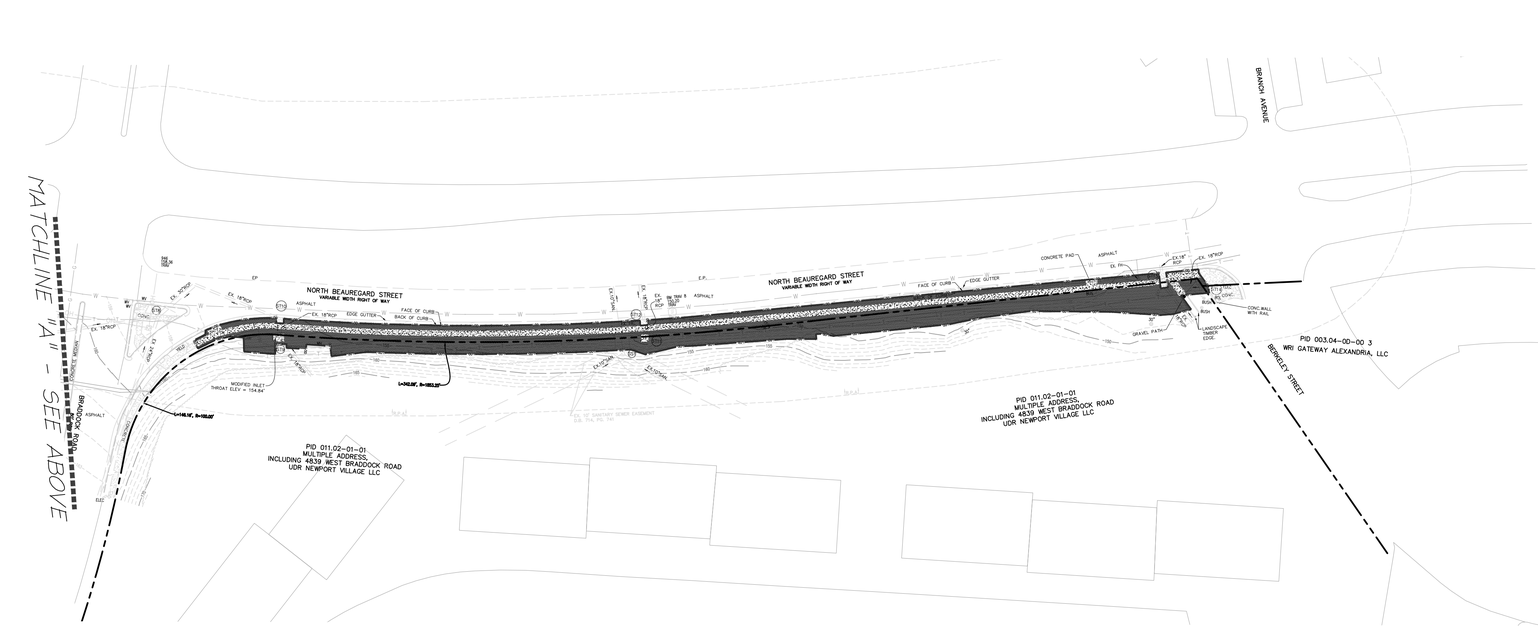

PRE BMP MAP LEGEND

- : BMP LIMITS (AREA = 0.83 AC.)
- : PROPERTY LINE
- : MANAGED TURF (AREA = 0.65 AC.)
- : CONCRETE (AREA = 0.18 AC.)

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DESIGN: EG
DRAWN: JS
CHECKED: AG

SHEET TITLE:

PRE BMP MAP

SHEET No.

C600

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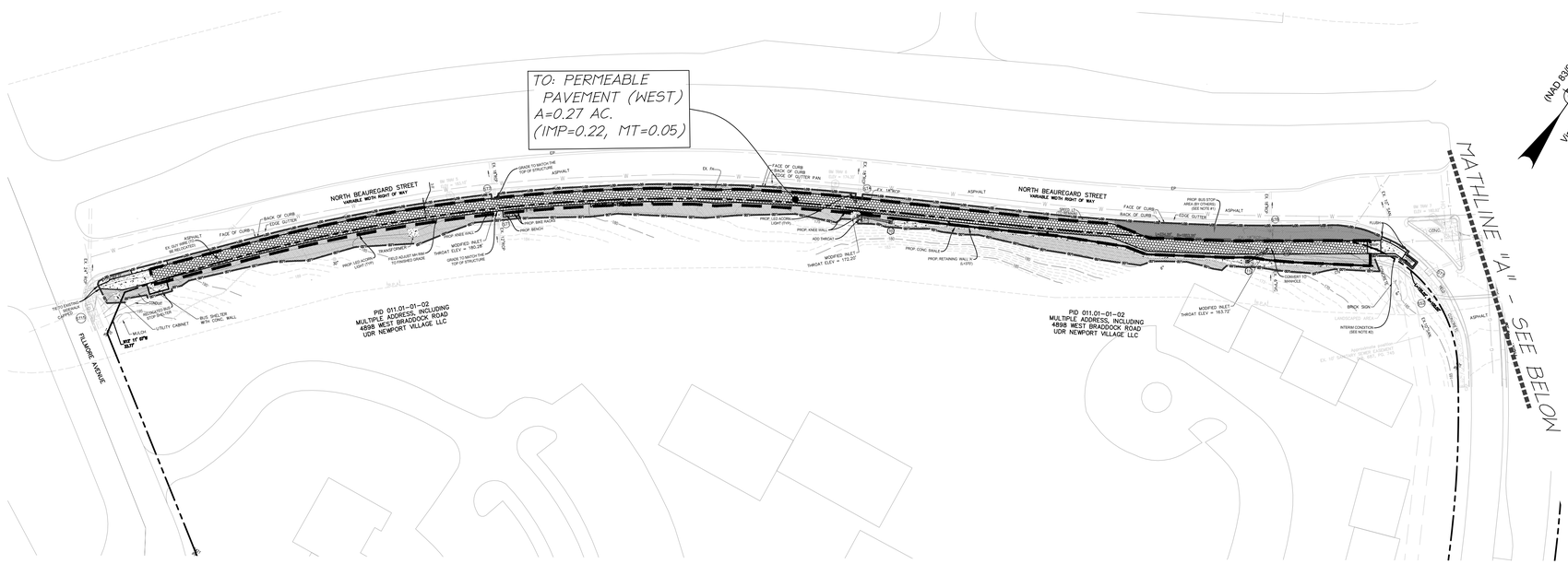

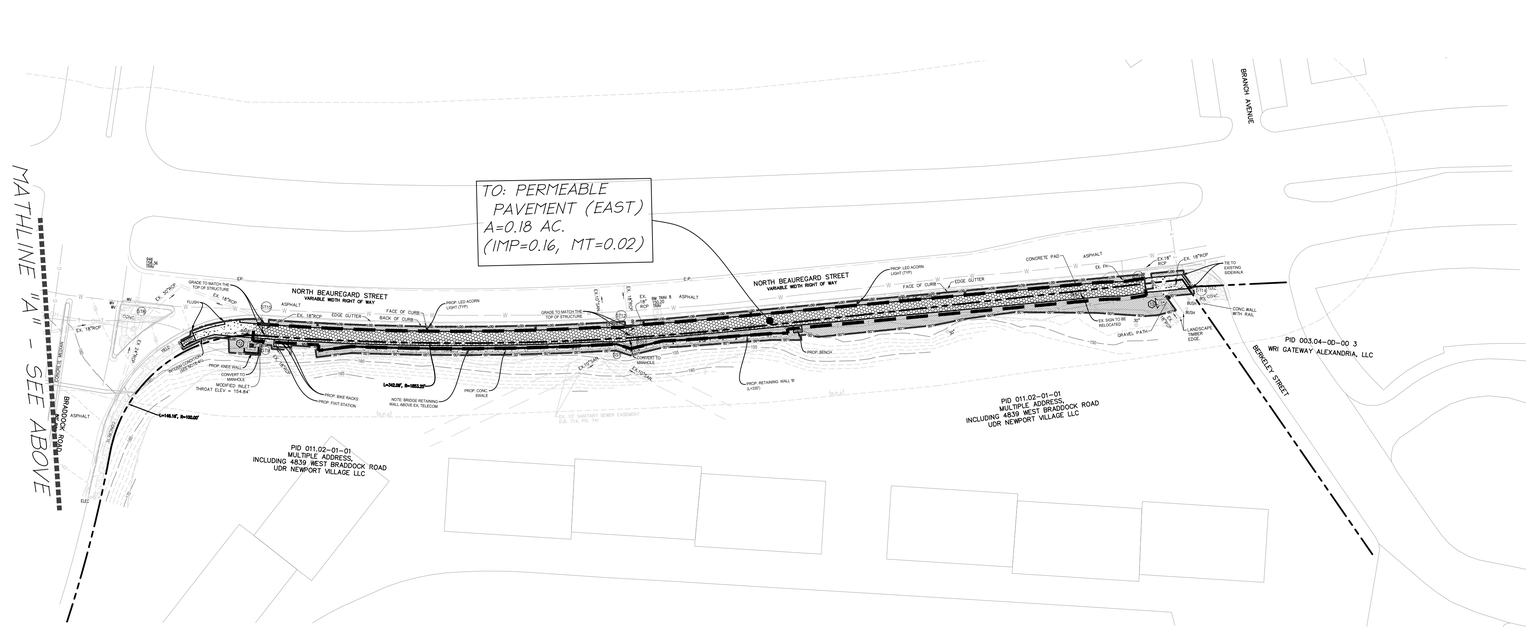

POST BMP MAP LEGEND

- : BMP LIMITS (AREA = 0.83 AC.)
- : DRAINAGE DIVIDES
- : PROPERTY LINE
- : MANAGED TURF (AREA = 0.41 AC.)
- : CONCRETE (AREA = 0.06 AC.)
- : PERMEABLE PAVEMENT (AREA = 0.36 AC.)

NOTE: TOTAL IMPERVIOUS AREA = 0.42 AC

50 25 0 50 100
GRAPHIC SCALE
1" = 50'

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DESIGN: EG
DRAWN: JS
CHECKED: AG

SHEET TITLE:

POST BMP MAP

SHEET No.

C601

P:\Projects\21266\001001\111028 Concept - 30%\C601 POST BMP MAP.dwg, 10/21/2021 2:08:21 PM, _AutoCAD PDF (General Documentation).pc3

DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 3.0

◉ 2011 BMP Standards and Specifications ○ 2013 Draft BMP Standards and Specifications

Project Name: Beauregard Trail
Date: 10/5/2021
Linear Development Project? No

CLEAR ALL (Ctrl+Shift+R)

data input cells | constant values | calculation cells | final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 0.83

Maximum reduction required:	10%
The site's net increase in impervious cover (acres) is:	0.24
Post-Development TP Load Reduction for Site (lb/yr):	0.48

Check:
BMP Design Specifications List: 2011 Stds & Specs
Linear project? No
Land cover areas entered correctly? ✔
Total disturbed area entered? ✔

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.65	0.65
Impervious Cover (acres)				0.18	0.18
					0.83

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.41	0.41
Impervious Cover (acres)				0.42	0.42
Area Check	OK.	OK.	OK.	OK.	0.83

Constants

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Total Phosphorus (TP) EMC (mg/L)	0.26
Total Nitrogen (TN) EMC (mg/L)	1.86
Target TP Load (lb/acre/yr)	0.41
Pj (unitless correction factor)	0.90

Runoff Coefficients (Rv)

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre

Pre-ReDevelopment	Listed	Adjusted[1]
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.65	0.41
Weighted Rv(turf)	0.25	0.25
% Managed Turf	78%	69%
Impervious Cover (acres)	0.18	0.18
Rv(impervious)	0.95	0.95
% Impervious	22%	31%
Total Site Area (acres)	**0.83**	**0.59**
Site Rv	**0.40**	**0.46**

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.0278	0.0228
Pre-ReDevelopment Treatment Volume (cubic feet)	1,211	993
Pre-ReDevelopment TP Load (lb/yr)	**0.76**	**0.62**
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	0.92	1.06
Baseline TP Load (lb/yr) (**0.41 lbs/acre/yr** applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		*0.24*

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)

Post ReDev. & New Impervious	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.41
Weighted Rv (turf)	0.25
% Managed Turf	49%
Impervious Cover (acres)	0.42
Rv(impervious)	0.95
% Impervious	51%
Final Site Area (acres)	**0.83**
Final Post Dev Site Rv	**0.60**

Land Cover Summary-Post

Post-ReDevelopment	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.41
Weighted Rv (turf)	0.25
% Managed Turf	69%
ReDev. Impervious Cover (acres)	0.18
Rv(impervious)	0.95
% Impervious	31%
Total ReDev. Site Area (acres)	**0.59**
ReDev Site Rv	**0.46**

Land Cover Summary-Post

Post-Development New Impervious	
New Impervious Cover (acres)	0.24
Rv(impervious)	0.95

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	0.0418	**Post-ReDevelopment Treatment Volume (acre-ft)** 0.0228	**Post-Development Treatment Volume (acre-ft)** 0.0190
Final Post-Development Treatment Volume (cubic feet)	1,820	**Post-ReDevelopment Treatment Volume (cubic feet)** 993	**Post-Development Treatment Volume (cubic feet)** 828
Final Post-Development TP Load (lb/yr)	**1.14**	**Post-ReDevelopment Load (TP) (lb/yr)*** **0.62**	**Post-Development TP Load (lb/yr)** **0.52**
Final Post-Development TP Load per acre (lb/acre/yr)	1.38	Post-ReDevelopment TP Load per acre (lb/acre/yr) 1.06	
		Max. Reduction Required (Below Pre-ReDevelopment Load) 10%	
		TP Load Reduction Required for Redeveloped Area (lb/yr) **0.06**	**TP Load Reduction Required for New Impervious Area (lb/yr)** **0.42**

[1] *Adjusted Land Cover Summary:*
Pre ReDevelopment land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.

Adjusted total acreage is consistent with Post-ReDevelopment acreage (minus acreage of new impervious cover).

Column I shows load reduction requirement for new impervious cover (based on new development load limit, 0.41 lbs/acre/year).

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	0.48

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	5.44
Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr)	8.18

Drainage Area A

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				0.07	0.07	0.25
Impervious Cover (acres)				0.38	0.38	0.95
				Total	0.45	

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr) 0.86
Post Development Treatment Volume in D.A. A (ft³) 1,374

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists-

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
3. Permeable Pavement (RR)													
3.a. Permeable Pavement #1 (Spec #7)	45		0.38	0	590	721	1,310	25	0.00	0.82	0.48	0.34	

Site Results (Water Quality Compliance)

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	0.38	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	0.38	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.07	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft³) 1,820

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft³)	590	0	0	0	0	590
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	0.86	0.00	0.00	0.00	0.00	0.86
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.48	0.00	0.00	0.00	0.00	0.48
TP LOAD REMAINING (lb/yr)	0.38	0.00	0.00	0.00	0.00	0.38
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	3.46	0.00	0.00	0.00	0.00	3.46

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	1.14
TP LOAD REDUCTION REQUIRED (lb/yr)	0.48
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.48
TP LOAD REMAINING (lb/yr):	0.66
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00 **

**No further TP load reduction required (Required - Achieved < 0.005 lb/yr)

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	8.18
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	3.46
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	4.73

BMP VRRM Drainage Area Breakdown

Drainage Area 'A' (Block A1)

BMP Device	Total Area Treated	Impervious Area Treated	Pervious Area Treated	TP Removed	TP Removed (nonproprietary)	Notes
3.a. Permeable Pavement #1 (Spec #7)	0.38	0.38	0.00	0.48	0.48	
Total Treated	**0.38**	**0.38**	**0.00**	**0.48**	**0.48**	
Untreated	0.00	0.00	0.00			
Total	**0.38**	**0.38**	**0.00**			
Grand Total Phosphorus Removed				**0.48**	**0.48**	
Total Phosphorus Requirement				0.48	0.31	

Phosphorus Load Reduction Requirements

DA	Area (ac.)	Pre - Imp	Pre - Perv	Post - Imp [2]	Post - Perv	TP Reduction Required	TP Reduction Required with nonproprietary BMPs [1]
BMP Limits	**0.83**	**0.18**	**0.65**	**0.42**	0.41	0.48	0.31

Notes:
(1) Per City's memo-to-industry 01-18, 65% of the total phosphorus removal required by the VRRM must be achieved through nonproprietary BMPs (green infrastructure).
(2) City's WQIF requirement that 100% of the site's impervious area be treated or pay a fee in lieu of ($2/sf) for any untreated impervious area. The impervious area in the Right-Of-Way is excluded from this requirement

CONCEPTUAL BMP (QUALITY) NARRATIVE:
TO COMPLY WITH THE CITY AND STATE'S WATER QUALITY REQUIREMENTS, A MAJORITY OF THE PROPOSED TRAIL IS DESIGNED AS LEVEL I PERMEABLE PAVEMENT. AS SHOWN ON THIS SHEET, THIS APPROACH SATISFIES THE BMP REQUIREMENTS OF THE VRRM SPREADSHEET.

CONCEPTUAL SWM (QUANTITY) NARRATIVE:
TO COMPLY WITH THE CITY AND STATE'S WATER QUANTITY REQUIREMENTS, DETENTION WILL BE PROVIDED IN THE STONE RESERVOIR LAYER OF THE PERMEABLE PAVEMENT. ENOUGH DETENTION WILL BE PROVIDED TO REDUCE THE POST-DEVELOPED RUNOFF RATE FOR THE 2-YEAR AND 10-YEAR STORMS LESS THAN PRE-DEVELOPED CONDITIONS.

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DESIGN: EG
DRAWN: JS
CHECKED: AG

SHEET TITLE:
BMP WATER QUALITY

SHEET No.
C602

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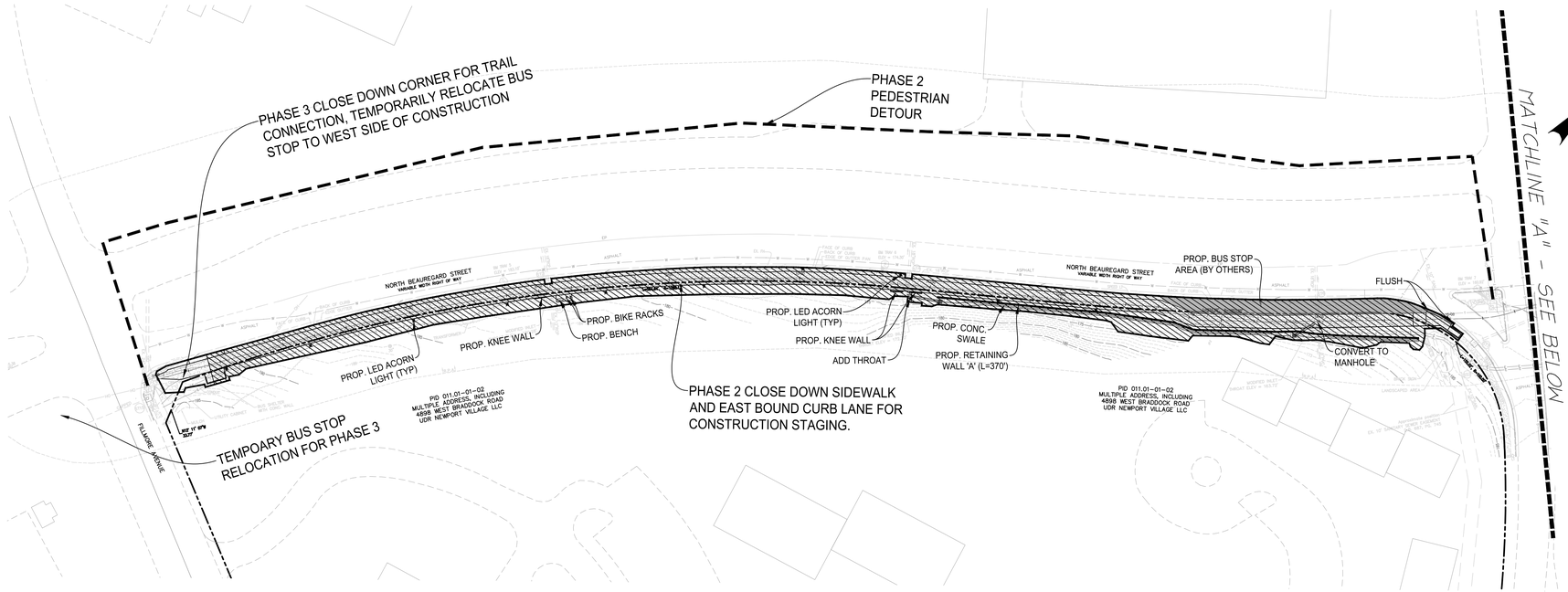
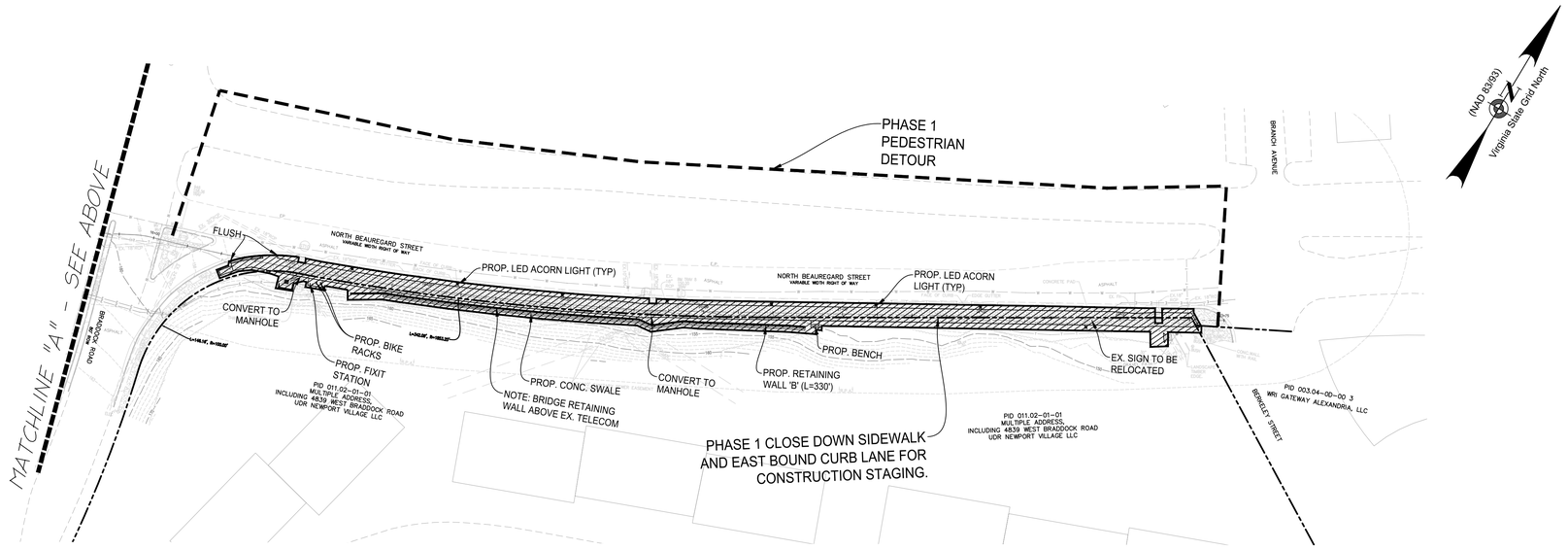


NOTE:
SEE SHEET C701 FOR TYPICAL TRAFFIC CONTROL OUTSIDE LANE CLOSURE OPERATION ON A FOUR-LANE ROADWAY (FIGURE TTC-16.1).



CONCEPTUAL TRAFFIC CONTROL AND PHASING NARRATIVE:

THE CONSTRUCTION OF THIS PROJECT WILL BE BROKEN UP TO 3 DIFFERENT PHASES:

PHASE 1: CONSTRUCTION OF THIS PHASE IS BETWEEN BRADDOCK ROAD AND BERKELEY STREET. THE ENTIRE SIDEWALK ON THE SOUTH SIDE OF THE STREET WILL BE CLOSED AND PEDESTRIANS WILL FOLLOW A DETOUR TO WALK ON THE SIDEWALK ON THE NORTH SIDE OF THE STREET. A PORTION OF THE EAST BOUND TRAVEL LANE ADJACENT TO THE CURB WILL BE CLOSED DOWN DURING WORK HOURS TO ALLOW FOR AN AREA FOR THE CONTRACTOR TO USE FOR STAGING PURPOSES.

PHASE 2: CONSTRUCTION OF THIS PHASE IS BETWEEN BRADDOCK ROAD AND FILLMORE STREET. THE ENTIRE SIDEWALK ON THE SOUTH SIDE OF THE STREET WILL BE CLOSED AND PEDESTRIANS WILL FOLLOW A DETOUR TO WALK ON THE SIDEWALK ON THE NORTH SIDE OF THE STREET. A PORTION OF THE EAST BOUND TRAVEL LANE ADJACENT TO THE CURB WILL BE CLOSED DOWN DURING WORK HOURS TO ALLOW FOR AN AREA FOR THE CONTRACTOR TO USE FOR STAGING PURPOSES.

PHASE 3: THIS FINAL PHASE WILL BE FOR THE WESTERN MOST PORTION OF THE TRAIL AT THE CORNER OF FILLMORE STREET. DURING THIS PHASE, THE BUS STOP WILL BE TEMPORARILY RELOCATED TO THE WEST SIDE OF THE INTERSECTION.

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GRAPHIC SCALE
1" = 50'

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CHECKED: AG

SHEET TITLE:

CONCEPTUAL TRAFFIC CONTROL PLAN

SHEET No.
C700

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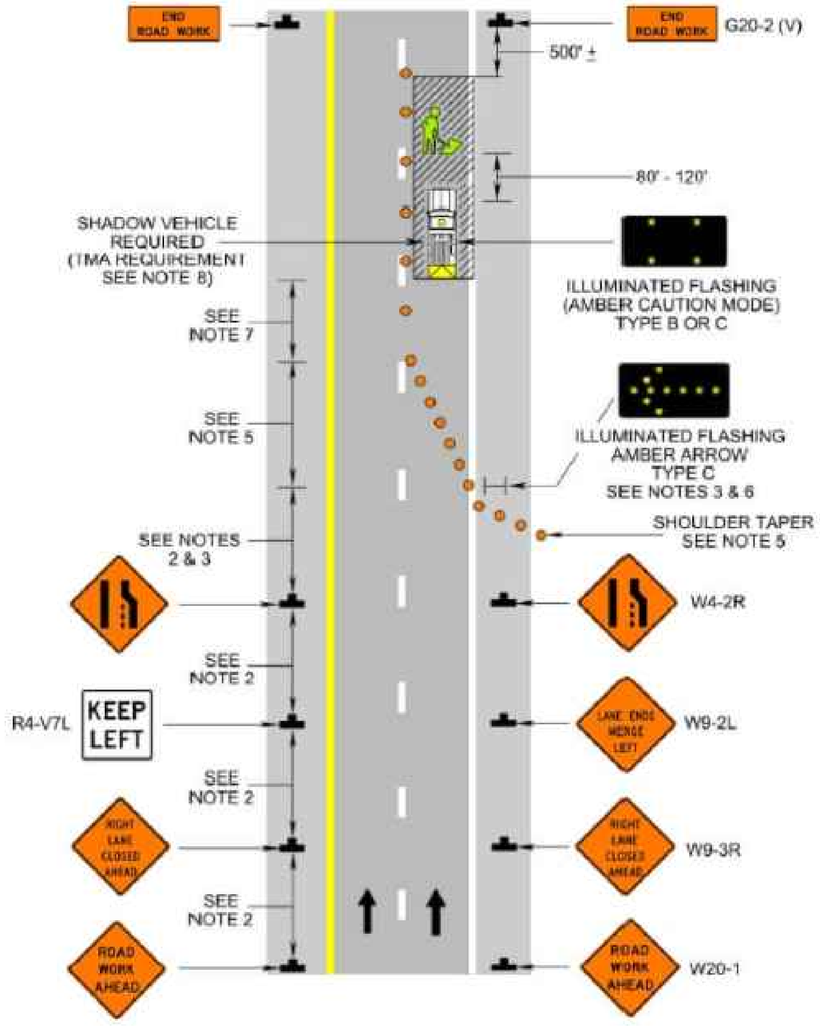
(Figure TTC-16.1)



Typical Traffic Control
Outside Lane Closure Operation on a Four-Lane Roadway
(Figure TTC-16.1)
NOTES

Standard:

01. **On divided highways having a median wider than 8', right and left sign assemblies shall be required.**

Guidance:

02. *Sign spacing should be 1300'-1500' for Limited Access highways. For all other roadways, the sign spacing should be 500'-800' where the posted speed limit is greater than 45 mph, and 350'-500' where the posted speed limit is 45 mph or less.*
03. *Care should be exercised when establishing the limits of the work zone to insure maximum possible sight distance in advance of the transition, based on the posted speed limit and at least equal to or greater than the values in Table 6H-3. For Limited Access highways a minimum of 1000' is desired.*
04. *All vehicles, equipment, workers, and their activities should be restricted to one side of the pavement.*

Standard:

05. **Taper Length (L) and Channelizing Device Spacing shall be:**

Taper Length (L)				
Speed Limit (mph)	Lane Width (Feet)			
	9	10	11	12
25	95	105	115	125
30	135	150	165	180
35	165	205	225	245
40	240	270	295	320
45	405	450	495	540
50	450	500	550	600
55	495	550	605	660
60	540	600	660	720
65	585	650	715	780
70	630	700	770	840
Minimum taper lengths for Limited Access highways shall be 1000 feet.				

Channelizing Device Spacing		
Location	Speed Limit (mph)	
	0 - 35	36 +
Transition Spacing	20'	40'
Travelway Spacing	40'	80'
Construction Access*	80'	120'
* Spacing may be increased to this distance, but shall not exceed one access per ¼ mile.		

On roadways with paved shoulders having a width of 8 feet or more, channelizing devices shall be used to close the shoulder in advance of the merging taper to direct vehicular traffic to remain within the traveled way.

06. **An arrow board shall be used when a lane is closed. When more than one lane is closed, a separate arrow board shall be used for each closed lane (see Figure TTC-18).**
07. **The buffer space length shall be shown in Table 6H-3 on Page 6H-5 for the posted speed limit.**
08. **A shadow vehicle with either a Type B or C arrow board operating in the caution mode, or at least one high intensity amber rotating, flashing, or[1] oscillating light shall be parked 80'-120' in advance of the first work crew. When the posted speed limit is 45 mph or greater, a truck-mounted attenuator shall be used.**
09. **Vehicle hazard warning signals shall not be used instead of the vehicle's high-intensity amber rotating, flashing, or[1] oscillating lights. Vehicle hazard warning signals can be used to supplement high-intensity amber rotating, flashing, or[1] oscillating lights.**
10. **When a side road intersects the highway within the TTC zone, additional TTC devices shall be placed as needed.**

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ELI GOLDMAN
Lic. No.55868
10/21/2021
PROFESSIONAL ENGINEER

VAN DORN & BEAUREGARD BIKE FACILITY & SHARED USE PATH
CONCEPT PLAN - 30%
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
	10/21/2021	30% SUBMISSION

PROJECT No.: 21266.001.00
DRAWING No.: 111028
DATE: 10/01/21
SCALE: NONE
DESIGN: EG
DRAWN: JS
CHECKED: AG

SHEET TITLE:
CONCEPTUAL TRAFFIC CONTROL PLAN

SHEET No.
C701

P:\Projects\21266\001\001\111028 Concept - 30%\C701 CONCEPTUAL TRAFFIC CONTROL PLAN.dwg 10/21/2021 2:08:59 PM, AutoCAD PDF (General Documentation).pc3

50 25 0 50 100
GRAPHIC SCALE
1" = 50'

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DRAWN: JS
CHECKED: AG

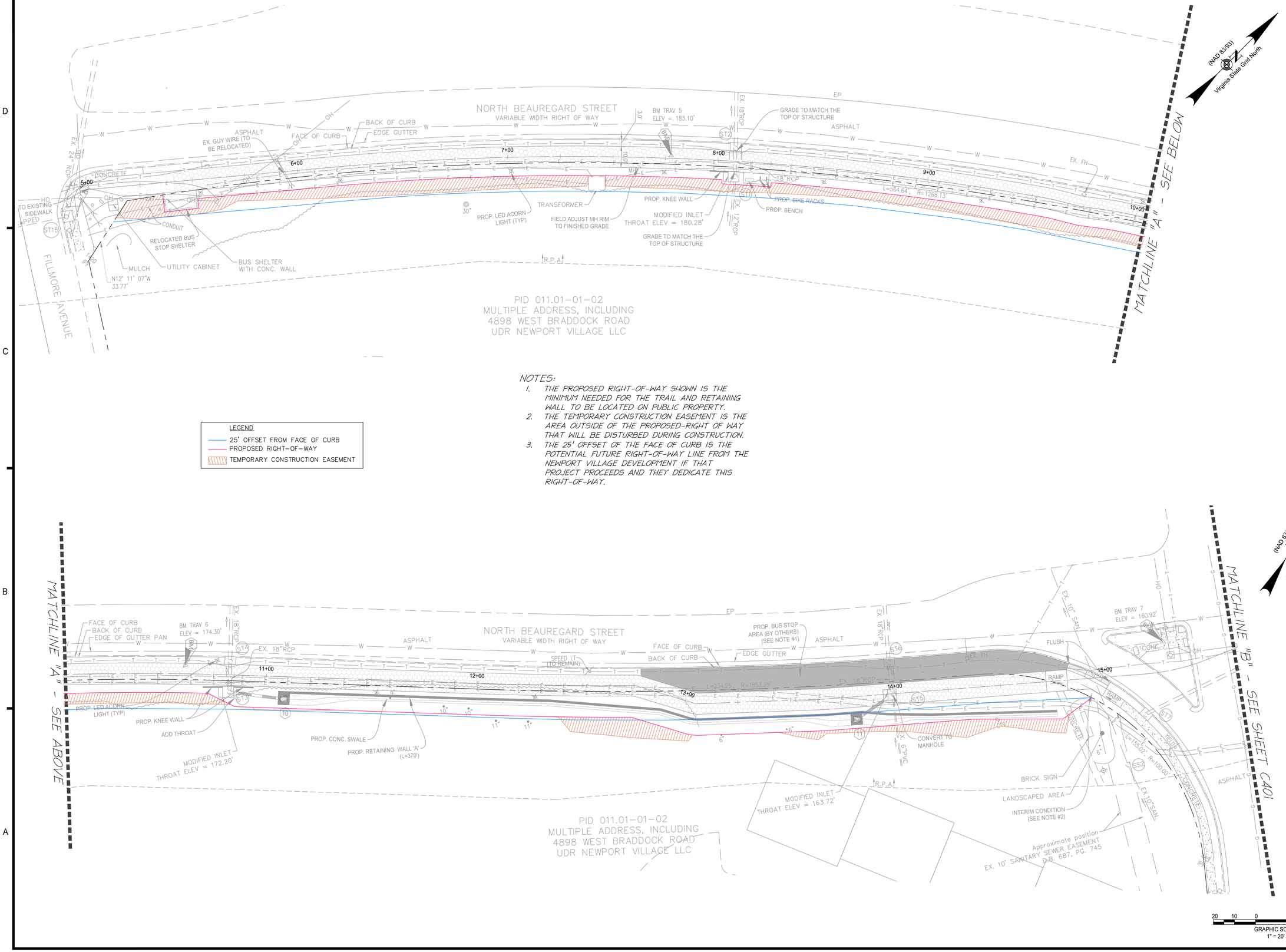
SHEET TITLE:

CONCEPTUAL EROSION & SEDIMENT CONTROL PLAN - PHASE 1

SHEET No.

C800

F:\Projects\21266\001\001111028 Concept - 30%\C801 CONCEPTUAL EROSION & SEDIMENT CONTROL PLAN - PASE 1 .dwg, 10/21/2021 2:09:15 PM, AutoCAD PDF (General Documentation).pc3



LEGEND

- 25' OFFSET FROM FACE OF CURB
- PROPOSED RIGHT-OF-WAY
- TEMPORARY CONSTRUCTION EASEMENT

NOTES:

1. THE PROPOSED RIGHT-OF-WAY SHOWN IS THE MINIMUM NEEDED FOR THE TRAIL AND RETAINING WALL TO BE LOCATED ON PUBLIC PROPERTY.
2. THE TEMPORARY CONSTRUCTION EASEMENT IS THE AREA OUTSIDE OF THE PROPOSED-RIGHT OF WAY THAT WILL BE DISTURBED DURING CONSTRUCTION.
3. THE 25' OFFSET OF THE FACE OF CURB IS THE POTENTIAL FUTURE RIGHT-OF-WAY LINE FROM THE NEWPORT VILLAGE DEVELOPMENT IF THAT PROJECT PROCEEDS AND THEY DEDICATE THIS RIGHT-OF-WAY.

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CHECKED: AG

SHEET TITLE:

ROW AND EASEMENT EXHIBIT

SHEET No.

C900

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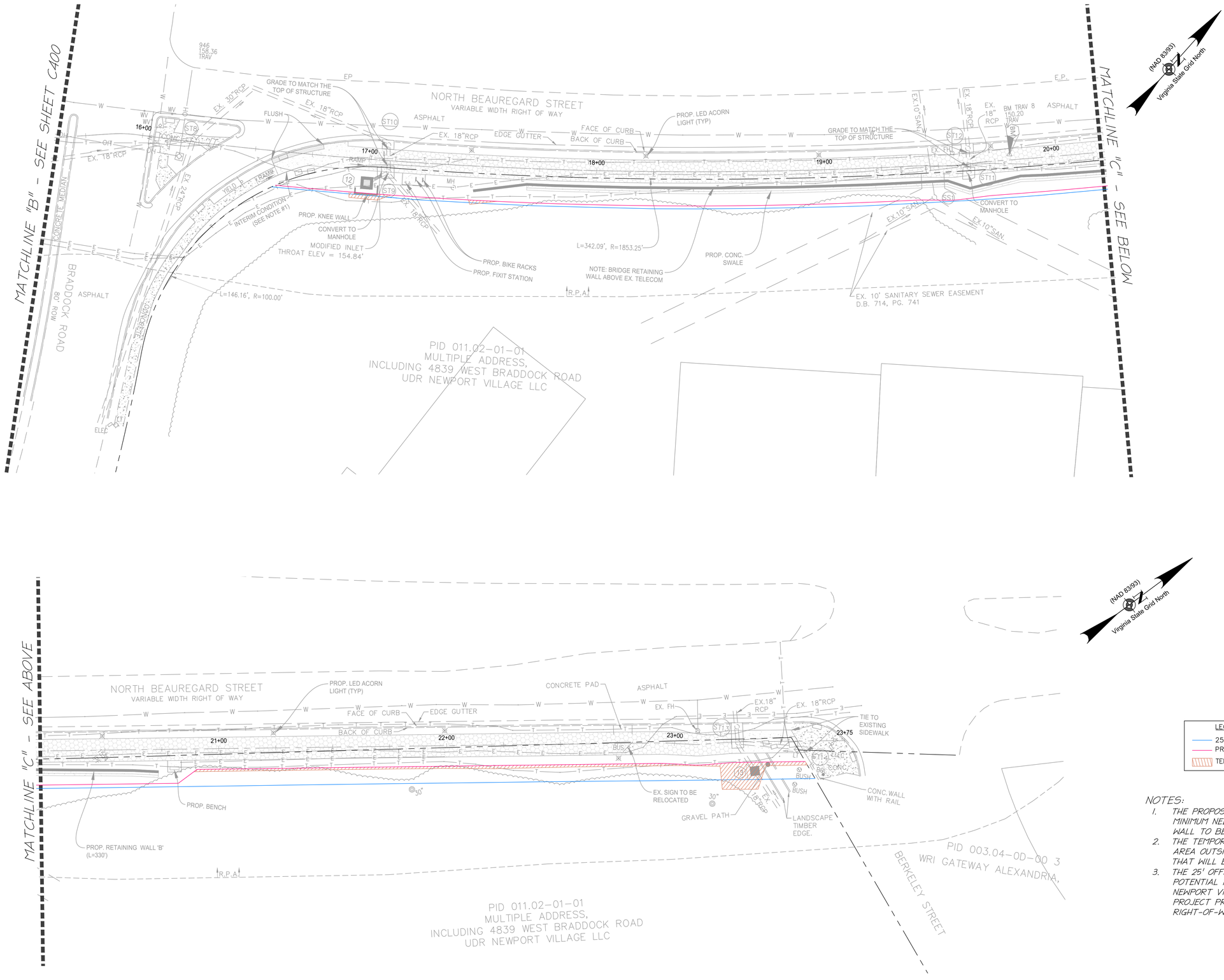

LEGEND

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30 15 0 30 60
GRAPHIC SCALE
1" = 30'

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CHECKED: AG

SHEET TITLE:

ROW AND EASEMENT EXHIBIT

SHEET No.

C901

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